



CITY OF ALAMEDA • CALIFORNIA

SPECIAL MEETING OF THE CITY COUNCIL
TUESDAY - - - MARCH 21, 2006 - - - 5:30 P.M.

Time: Tuesday, March 21, 2006, 5:30 p.m.

Place: **City Council Chambers Conference Room**, City Hall, corner
of Santa Clara Avenue and Oak Street.

Agenda:

1. Roll Call.

2. Public Comment on Agenda Items Only.

Anyone wishing to address the Council on agenda items only may speak for a maximum of 3 minutes per item.

3. Adjournment to Closed Session to consider:

3-A. CONFERENCE WITH LABOR NEGOTIATORS

Agency Negotiators: Craig Jory and Human Resources Director.

Employee Organizations: Alameda City Employees Association, International Brotherhood of Electrical Workers, and Management and Confidential Employees Association.

3-B. CONFERENCE WITH PROPERTY NEGOTIATOR

Property: Ballena Isle Marina.

Negotiating parties: City of Alameda and Ballena Isle Marina LLP.

Under negotiation: Price and terms.

3-C. PUBLIC EMPLOYEE PERFORMANCE EVALUATION (54957)

Title: City Attorney.

4. Announcement of Action Taken in Closed Session, if any.

Adjournment


Beverly Johnson, Mayor

AGENDA
Special Meeting of the Governing Body of the
Alameda Reuse and Redevelopment Authority

Alameda City Hall
Council Chamber, Room 390
2263 Santa Clara Avenue
Alameda, CA 94501

Tuesday, March 21, 2006
Meeting will begin at 7:25 p.m.

PLEDGE OF ALLEGIANCE

- 1. ROLL CALL**
- 2. CONSENT CALENDAR**

Consent Calendar items are considered routine and will be enacted, approved or adopted by one motion unless a request for removal for discussion or explanation is received from the Board or a member of the public.

None.

3. REGULAR AGENDA ITEMS

3-A. Recommendation to Approve the Naval Air Museum (ANAM) Sublease at Alameda Point.

- 4. ORAL COMMUNICATIONS, NON-AGENDA (PUBLIC COMMENT)**
(Any person may address the governing body in regard to any matter over which the governing body has jurisdiction that is not on the agenda.)

5. COMMUNICATIONS FROM THE GOVERNING BODY

6. ADJOURNMENT

This meeting will be cablecast live on channel 15. The next regular ARRA meeting is scheduled for Wednesday, April 5, 2006.

Notes:

- Sign language interpreters will be available on request. Please contact the ARRA Secretary at 749-5800 at least 72 hours before the meeting to request an interpreter.
- Accessible seating for persons with disabilities (including those using wheelchairs) is available.
- Minutes of the meeting are available in enlarged print.
- Audio tapes of the meeting are available for review at the ARRA offices upon request.



CITY OF ALAMEDA • CALIFORNIA

ANNUAL MEETING OF THE ALAMEDA PUBLIC FINANCING AUTHORITY
TUESDAY - - - MARCH 21, 2006 - - - 7:26 P.M.

Location: **Council Chambers**, City Hall, corner of Santa Clara Avenue
and Oak Street.

Public Participation

Anyone wishing to address the Board on agenda items or business introduced by Board Members may speak for a maximum of 3 minutes per agenda item when the subject is before the Board. Please file a speaker's slip with the Deputy City Clerk if you wish to speak on an agenda item.

ROLL CALL

MINUTES

Minutes of the Annual Alameda Public Financing Authority (APFA) Meeting of March 15, 2005; and the Special Joint Housing Authority Board of Commissioners and APFA Meeting of April 19, 2005.

AGENDA ITEMS

None.

ORAL COMMUNICATIONS (Public Comment)

Any person may address the Board in regard to any matter over which the Board has jurisdiction or of which it may take cognizance that is not on the agenda.

BOARD COMMUNICATIONS (Communications from the Board)

ADJOURNMENT



CITY OF ALAMEDA • CALIFORNIA

IF YOU WISH TO ADDRESS THE COUNCIL:

1. Please file a speaker's slip with the Deputy City Clerk and upon recognition by the Mayor, approach the podium and state your name; speakers are limited to three (3) minutes per item.
2. Lengthy testimony should be submitted in writing and only a summary of pertinent points presented verbally.
3. Applause and demonstration are prohibited during Council meetings.

AGENDA - - - - - REGULAR MEETING OF THE CITY COUNCIL
TUESDAY - - - - - MARCH 21, 2006 - - - - 7:30 P.M.

[Note: Regular Council Meeting convenes at 7:30 p.m., **City Hall, Council Chambers, corner of Santa Clara Ave. and Oak St.**]

The Order of Business for City Council Meeting is as follows:

1. Roll Call
2. Agenda Changes
3. Proclamations, Special Orders of the Day and Announcements
4. Consent Calendar
5. Agenda Items
6. Oral Communications, Non-Agenda (Public Comment)
7. Council Communications (Communications from Council)
8. Adjournment

Public Participation

Anyone wishing to address the Council on agenda items or business introduced by Councilmembers may speak for a maximum of 3 minutes per agenda item when the subject is before Council. Please file a speaker's slip with the Deputy City Clerk if you wish to address the City Council.

SPECIAL MEETING OF THE CITY COUNCIL 5:30 p.m.

CITY COUNCIL CHAMBERS, CONFERENCE ROOM

Separate Agenda (Closed Session)

SPECIAL MEETING OF THE ALAMEDA REUSE AND 7:25 p.m.

REDEVELOPMENT AUTHORITY, CITY COUNCIL CHAMBERS

Separate Agenda

ANNUAL MEETING OF THE ALAMEDA PUBLIC FINANCING 7:26 P.M.

AUTHORITY, CITY COUNCIL CHAMBERS

Separate Agenda

SPECIAL JOINT MEETING OF THE CITY COUNCIL AND 7:31 P.M.

COMMUNITY IMPROVEMENT CORPORATION, CITY COUNCIL CHAMBERS

Separate Agenda

1. ROLL CALL - City Council
2. AGENDA CHANGES
3. PROCLAMATIONS, SPECIAL ORDERS OF THE DAY AND ANNOUNCEMENTS
- 3-A. Presentation by Rear Admiral Kevin Eldridge, U.S. Coast Guard District 11, recognizing the City of Alameda for becoming a Coast Guard City.
4. CONSENT CALENDAR

Consent Calendar items are considered routine and will be enacted, approved or adopted by one motion unless a request for removal for discussion or explanation is received from the Council or a member of the public.

- 4-A. Minutes of the Special and Regular City Council Meetings held on March 7, 2006. (City Clerk)
- 4-B. Bills for ratification. (Finance)
- 4-C. Recommendation to adopt Specifications and authorize Call for Bids for furnishings in the New Main Library. (Library)
- 4-D. Recommendation to release Request for Proposal for network equipment and services for the Alameda Free Library. (Library)
- 4-E. Recommendation to accept the work of Richard Heaps Electric, Inc. for the Pole-Mounted Radar Speed Display Signs Project, No. P.W. 06-05-05. (Public Works)
- 4-F. Recommendation to adopt Plans and Specifications and authorize Call for Bids for Fernside Boulevard pedestrian access improvements near Lincoln Middle School (Safe Routes to School), No. P.W. 11-02-15. (Public Works)
- 4-G. Recommendation to adopt Plans and Specifications and authorize Call for Bids for the Fiscal Year 2005-2006 repair of Portland Cement concrete sidewalk, curb, gutter, driveway and minor street patching, No. P. W. 03-06-06. (Public Works)
- 4-H. Recommendation to adopt Plans and Specifications and authorize Call for Bids for installation of rubberized sidewalks, No. P.W. 02-06-05; and
 - Adoption of Resolution Authorizing Open Market Purchase Pursuant to Section 3-15 of the Alameda City Charter for Rubberized Sidewalks. (Public Works) **[Requires four affirmative votes]**

5. REGULAR AGENDA ITEMS

- 5-A. Final Passage of Amending the Alameda Municipal Code by Adding a New Subsection 30-5.7 (M) (Extensions of Roof Pitch and Roof Ridges) to Section 30-5.7 (Projections from Buildings and Roof Planes, Permitted Encroachments and Treatments of Minimum Required Yards) of Chapter XXX (Development Regulations), to Add a Process for Allowing Additions to Existing Dwellings with Nonconforming Height. (Planning and Building)
- 5-B. Public Hearing to consider Zoning Amendment R 05-0002 to add a Planned Development overlay to a property located within the R-4 (Neighborhood Residential) Zoning District and to consider Parcel Map, PM 06-0001, to allow the division of an existing 14,602 square foot residential lot into two parcels, each with an existing detached duplex. The project site is located at 1810 and 1812 Clinton Avenue;
- Introduction of Ordinance Reclassifying and Rezoning Certain Property Within the City of Alameda by Amending Zoning Ordinance No. 1277, N.S., from R-4 (Neighborhood Residential) Zoning District to R-4-PD (Neighborhood Residential Planned Development) Zoning District for that Property Located at 1810 and 1812 Clinton Avenue; and
 - Adoption of Resolution Approving Parcel Map PM 06-0001 to Allow the Division of a 14,602 Square Foot Parcel into Two Lots at 1810/1812 Clinton Avenue.

6. ORAL COMMUNICATIONS, NON-AGENDA (Public Comment)

Any person may address the Council in regard to any matter over which the Council has jurisdiction or of which it may take cognizance, that is not on the agenda.

7. COUNCIL COMMUNICATIONS (Communications from Council)

- 7-A. Consideration of Mayor's nomination(s) for appointment to the Economic Development, Film and Housing Commissions.

8. ADJOURNMENT

- For use in preparing the Official Record, speakers reading a written statement are invited to submit a copy to the City Clerk at the meeting or e-mail to: lweisige@ci.alameda.ca.us
- Sign language interpreters will be available on request. Please contact the City Clerk at 747-4800 or TDD number 522-7538 at least 72 hours prior to the Meeting to request an interpreter
- Equipment for the hearing impaired is available for public use. For assistance, please contact the City Clerk at 747-4800 or TDD number 522-7538 either prior to, or at, the Council Meeting
- Accessible seating for persons with disabilities, including those using wheelchairs, is available
- Minutes of the meeting available in enlarged print
- Audio Tapes of the meeting are available upon request
- Please contact the City Clerk at 747-4800 or TDD number 522-7538 at least 48 hours prior to the meeting to request agenda materials in an alternative format, or any other reasonable accommodation that may be necessary to participate in and enjoy the benefits of the meeting



CITY OF ALAMEDA • CALIFORNIA

SPECIAL JOINT MEETING OF THE CITY COUNCIL AND COMMUNITY IMPROVEMENT COMMISSION

TUESDAY - - - MARCH 21, 2006 - - - 7:31 P.M.

Location: **City Council Chambers**, City Hall, corner of Santa Clara Avenue and Oak Street.

Public Participation

Anyone wishing to address the Council/Commission on agenda items or business introduced by the Council/Commission may speak for a maximum of 3 minutes per agenda item when the subject is before the Council/Commission. Please file a speaker's slip with the Deputy City Clerk if you wish to speak on an agenda item.

ROLL CALL

MINUTES

Minutes of the Special Joint City Council and Community Improvement Commission Meeting held on March 7, 2006. (City Clerk) **[City Council and Community Improvement Commission]**

AGENDA ITEM

1. ● Recommendation to review Section 106 Findings and approve revised designs of the 350-space parking garage and Cineplex at the corner of Oak Street and Central Avenue within the C-C T Community Commercial Theater) zoning district. **[City Council and Community Improvement Commission];**
- Adoption of Resolution Approving Amended Final Designs for Design Review DR05-0041 for the Proposed Cineplex at 2305 Central Avenue and DR05-0028 for the Proposed Parking Garage at 1416 Oak Street. **[City Council];**
- Recommendation to adopt Plans and Specifications and authorize Call for Bids for the Rehabilitation of the Historic Alameda Theatre. **[City Council];** and
- Recommendation to adopt Conceptual Plans and Specifications and authorize Call for Bids for Design-Build of the Civic Center Parking Garage, CIP No. 90-19. (Development Services) **[City Council]**

ADJOURNMENT

Beverly Johnson, Mayor
Chair, Community Improvement
Commission

Alameda Reuse and Redevelopment Authority
Interoffice Memorandum

3-A

March 21, 2006

TO: Honorable Chair and Members of the
Alameda Reuse and Redevelopment Authority

FROM: Debra Kurita
Executive Director

RE: Recommendation to Approve the Naval Air Museum (ANAM) Sublease at Alameda Point

Background

This item was brought before the ARRA Board at its regular meeting on March 1, 2006, at which time it was requested that the item be brought back with the Lease and Performance Measures attached.

In June 2005, the ARRA Board considered a proposed sublease extension (which is on file in the Clerk's office) with the existing tenant of Building 77 at Alameda Point, the Alameda Naval Air Museum (ANAM), for a term of one year with a one-year renewal option. Because ANAM did not have possession of the property, there was not ample time for it to comply with a number of the operating terms of the previous sublease; thus, this short-term agreement was proposed as an interim arrangement in order to provide an opportunity for ANAM to address these outstanding issues. After discussing the proposed lease provisions, the ARRA Board directed staff to re-enter into negotiations with ANAM in order to develop an extended term lease with provisions that included performance measures (Attachment) that would be satisfactory to both parties.

Discussion

As a result of the negotiations, the proposed sublease of the 21,136 square foot Building 77 provides for a term of ten-years with a five-year renewal option. This sublease states that the property will be used as a museum and requires specific performance objectives that include maintaining museum artifacts, achieving minimum levels of attendance and developing quality exhibits and programs. Additionally, to monitor the ability to meet these performance objectives, the agreement requires ANAM to measure attendance, quantify website patronage, develop special exhibits, conduct special events and engage in fundraising. During the initial months of the sublease, ANAM will be required to provide an action plan that identifies the goals and the activities and programs that will produce the results. The terms of the agreement will also require the museum to produce an annual report that outlines its accomplishments and provides the results of the surveys designed to measure visitor, volunteer and member satisfaction. At the end of the ten-year period, the option to renewal will be contingent upon ANAM's ability to demonstrate that it has met these performance standards.

Fiscal Impact

The proposed rent for the Alameda Naval Air Museum is \$12 annually with an additional Common Area Service Charge of \$6,528 annually.

"Dedicated to Excellence, Committed to Service"

Recommendation

Approve a sublease with the Alameda Naval Air Museum for Building 77 at Alameda Point for \$12 annually plus an annual Common Area Services Charge for a period of ten-years with an option for a five-year extension.

Respectfully submitted,



Leslie Little
Development Services Director

By:



Nanette Banks
Finance & Administration Manager

Attachment:

Proposed Performance Metrics

Dedicated to Excellence, Committed to Service

DRAFT 8/26/05

ALAMEDA NAVAL AIR MUSEUM Proposed Performance Metrics

BACKGROUND

The Alameda Naval Air Museum (ANAM) and the Alameda Reuse and Redevelopment Authority (ARRA) have entered into negotiations for the museum's long-term lease in its existing facility (Building 77) at Alameda Point. During preliminary discussions, both parties agreed that metrics for measuring museum success would be criteria for finalizing the lease agreement.

The following proposal shows milestones, quantitative and qualitative metrics that have been approved in concept by the ANAM Executive Director, Marilyn York, and may be considered for adoption during the formal lease negotiation. These milestones and metrics are intended to address the first three-years of the proposed ten-year lease period that extends from 2006-2008. ANAM will assess these metrics on an annual basis to validate their usefulness in measuring success and the museum's ability to meet its objectives.

The primary objectives for ANAM are to maintain financial stability and achieve steady growth in the ability to achieve its charter objectives of:

- Sharing and preserving the history of NAS Alameda and its contribution to general naval and aviation history
- Providing related educational programs to the community
- Providing a premier archival resource for information and research related to NAS Alameda, naval and aviation history.

MILESTONES

Before undertaking any measurement of ANAM performance, a plan must be in place against which base metrics can be applied. The most critical step for ensuring the long-term successful operation of ANAM is the development and implementation of a planning process for short-term (annual) and long-term (five year) planning horizons.

ANAM has begun the development of its planning processes. The milestones shown below establish timeframes and deliverables for that activity. The Annual Plan will act as a "road map" for ANAM and clearly outline specific goals, activities, programs, milestones and funding targets for each calendar year. The Annual Report will provide financial information as well as descriptions of what ANAM has accomplished in the previous calendar year. A benchmark study will be conducted against similarly situated non-profit organizations to help establish additional metrics.

MILESTONE	
Board Ratification of 2006 Annual Plan	December 1, 2005
Implement 2006 Annual Plan	January 1, 2006
Complete Benchmark Study	June 1, 2006
Board Ratification of Five-year Plan	December 1, 2006
Board Ratification of 2007 Annual Plan	December 1, 2006
Publish 2006 Annual Report	February 15, 2007

QUANTITATIVE METRICS

1. EXPENSES

Track % of expenses allocated to targeted components (operations, special projects, program, endowments)

Tracking these expense categories in 2006 will enable ANAM to establish a baseline from which to compare against benchmarked entities and construct metrics that:

- Support its charter objectives
- Indicate growth in expense budget components as the support charter objectives and programs

2. REVENUE

Track % of revenue components (earned vs. unearned) derived from portfolio of sources (gate, membership, gift shop, outreach, corporate, government, foundation, individual, special event giving)

Tracking these expense categories in 2006 will enable ANAM to establish a baseline from which to compare against benchmarked entities and construct metrics that:

- Support its charter objectives
- Indicate growth in various areas

3. PROGRAM

	2005	2006	2007	2008
Number of visitors	Baseline TBD	+10%	+15%	+20%
Paid members	Baseline	+ 40%	+ 25%	+25%
% of members retained	TBD	95%	95%	95%
Website total hits	Baseline	TBD	TBD	TBD
Website visit duration	Baseline	TBD	TBD	TBD
Website popular pages	Baseline	TBD	TBD	TBD
Organized group visits	Baseline	TBD	TBD	TBD
Staff # of full-time	Baseline	+20%	+10%	+10%
Staff # of part-time (less than 10 hours per month)	Baseline	+20%	+20%	+20%
Staff turnover	Baseline	%	%	%
New programs	Baseline	TBD	TBD	TBD
New exhibits	Baseline	TBD	TBD	TBD
Special events #	Baseline	TBD	TBD	TBD

QUALITATIVE METRICS

ANAM will conduct series of surveys will be utilized to measure the satisfaction of:

- Visitors - ongoing
- Volunteers - annual
- Members - annual

The results of these surveys will be published as part of the Annual Report. Action Plans to address low performance in selected areas will be developed on an annual basis. Calendar year 2006 will be used as the baseline from which to establish satisfaction targets.

UNAPPROVED MINUTES

MINUTES OF THE ANNUAL ALAMEDA PUBLIC FINANCING AUTHORITY MEETING TUESDAY - - - MARCH 15, 2005 - - - 7:25 P.M.

Chair Johnson convened the Annual Meeting at 7:29 p.m. Board Member Daysog led the Pledge of Allegiance.

Roll Call - Present: Board Members, Daysog, deHaan, Gilmore, Matarrese and Chair Johnson - 5.

Absent: None.

MINUTES

(05-) Minutes of the Annual Alameda Public Financing Authority (APFA) Meeting of March 16, 2004. Approved.

Board Member Daysog moved approval of the minutes.

Board Member Gilmore seconded the motion, which carried by the following voice vote: Ayes: Board Members Daysog, Gilmore, Matarrese, and Chair Johnson - 4. Abstention: Board Member deHaan - 1.

ORAL COMMUNICATIONS

None.

BOARD COMMUNICATIONS

None.

ADJOURNMENT

There being no further business, Chair Johnson adjourned the Annual Meeting at 7:30 p.m.

Respectfully submitted,

Lara Weisiger, Secretary
Alameda Public Financing Authority

The agenda for this meeting was posted in accordance with the Brown Act.

UNAPPROVED MINUTES

MINUTES OF THE SPECIAL JOINT HOUSING AUTHORITY BOARD OF COMMISSIONERS AND ALAMEDA PUBLIC FINANCING AUTHORITY MEETING TUESDAY- -APRIL 19, 2005- -7:25 P.M.

Chair Johnson convened the Special Meeting at 7:41 p.m.

Commissioner/Board Member Gilmore led the Pledge of Allegiance.

ROLL CALL - Present: Commissioners/Board Members Daysog,
deHaan, Gilmore, Matarrese, Commissioner
Torrey, and Chair Johnson - 6.

Absent: None.

AGENDA ITEM

(05- APFA) Public Hearing to consider authorization of Bond issuance and borrowing for refinancing of apartment complexes, and amendment of the Budget to include Rehabilitation Projects and other related refinancing expenses;

(05- A) APFA Resolution No. 05-16, "Authorizing the Issuance, Sale and Delivery of the Alameda Public Financing Authority Multifamily Housing Revenue Refunding Bonds (Eagle Village/Parrot Village Apartments) 2005 Series A, Authorizing the Execution and Delivery of and Approving Bond Documents and Other Related Documents and Approving Other Related Actions in Connection Therewith." Adopted.

HABOC Resolution No. 772, "Authorizing the Borrowing of Moneys for the Purpose of Refinancing Multifamily Housing Developments and Authorizing Execution and Delivery of and Approving Bond Documents and Other Related Documents in Connection Therewith." Adopted.

Chair Johnson inquired how much the fees are for the bond underwriter, to which the Executive Director responded \$34,000.

Chair Johnson inquired whether price is involved in the Request for Qualifications (RFQ) process, to which the Executive Director responded in the affirmative; stated price is secondary; experience in the area of housing bonds for housing authorities is primary.

Chair Johnson inquired whether the RFQ is brought to the Housing Authority Board of Commissioners (HABOC), to which the Executive Director responded the RFQ was brought to the HABOC at a meeting in October.

Chair Johnson inquired whether the RFQ includes qualifications, scope of work, and proposed fees.

The Executive Director responded that the RFQ had an analysis of the bond underwriter's qualifications; the experience was analyzed with bond types and rating agencies, references, services to be provided, fees, and the staff and principal's experience and skills.

Chair Johnson inquired what were the range of fees, to which the Executive Director responded a few of the fees were close; the firm of Stone and Youngberg was the lowest or second lowest.

Chair Johnson stated getting the best competitive prices is important; inquired how the bond counsel selection process was completed.

The Executive Director responded that the City Attorney's office has three firms under contract; two firms were contacted; one firm had a conflict of interest; a fee equal to the lowest proposal was negotiated.

Chair Johnson inquired whether the firms are under contract.

The City Attorney responded that a global RFQ was done in order to create a panel; firms with expertise for legal services were chosen.

Chair Johnson inquired how often a RFQ is done for that type of panel, to which the City Attorney responded issuance is done for each particular bond; providing the lowest price is a factor on the criteria for bond counsel.

Chair Johnson inquired whether a RFQ is done for each bond issued, to which the City Attorney responded in the affirmative.

Chair Johnson inquired how much are the bond counsel fees, to which the Executive Director responded \$30,000; the City was able to negotiate a flat fee with Jones Hall versus a percentage of the issuance of the bonds.

The City Attorney stated bond issuance provides enough time to complete an RFQ.

Chair Johnson inquired whether the contracts for bond counsel and bond underwriters are approved by the Council/Board of Commissioners.

The City Attorney responded in the negative; stated the actual selection of legal counsel is vested in the City Attorney as provided by the City Charter and the bylaws of the Alameda Reuse and Redevelopment Authority, Housing Authority and CIC; the Council cannot hire attorneys; only the City Attorney can sign a contract for legal services.

Chair Johnson stated that she recollects that the Charter states that the City Attorney can select Counsel with approval of the Council.

The City Attorney stated that she has an outside legal opinion on the matter; the Charter states that the City Council may empower the City Attorney to employ special counsel; the Charter has been consistently interpreted for a number of years, was reviewed by outside legal counsel, and addressed before she started in 1989; that the City Council, under the separation of powers doctrine, cannot hire attorneys.

Chair Johnson inquired whether said interpretation of the Charter states that the Council has no oversight or control over attorneys hired through the City Attorney's office.

The City Attorney responded that the City Council and the City Attorney have a balance; the individual contract with the individual attorney is not signed by the City Council; the Charter states that the City Attorney has to request a specific outside counsel under Section 8-5; the Council could refuse to fund that attorney.

Chair Johnson stated that she is interested in having a competitive process with all contracts to ensure the City gets the lowest price; as a public entity, there is an obligation to open up opportunities for everyone to do work for the City.

Commissioner/Board Member Daysog suggested revisiting the internal process employed for bond issuing; stated the City Council should have a voice in determining whether to sole source or go out to bid; the bond issuance guidelines utilized by staff could easily be translated into an ordinance; there are some other issues that the City Attorney is raising regarding professional services that might not translate easily.

Commissioner/Board Member Daysog moved adoption of resolutions.

Commissioner Torrey seconded the motion, which carried by unanimous

voice vote - 6. [Note: Commissioner Torrey is not a member of the Alameda Public Financing Authority (APFA); therefore, the APFA resolution was adopted by 5 ayes.]

ADJOURNMENT

There being no further business, Chair Johnson adjourned the Special Meeting at 7:55 p.m.

Respectfully submitted,

Lara Weisiger
Secretary, Alameda Public Financing
Authority

The agenda for this meeting was posted in accordance with the Brown Act.

UNAPPROVED MINUTES
MINUTES OF THE SPECIAL CITY COUNCIL MEETING
TUESDAY- -MARCH 7, 2006- -6:00 P.M.

Mayor Johnson convened the Special Meeting at 6:00 p.m.

Roll Call - Present: Councilmembers Daysog, deHaan, Gilmore, Matarrese, and Mayor Johnson - 5.

Absent: None.

The Special Meeting was adjourned to Closed Session to consider:

(06-____) Conference with Property Negotiator - Property: Ballena Isle Marina; Negotiating parties: City of Alameda and Ballena Isle Marina LLP; Under negotiation: Price and terms.

(06-____) Conference with Real Property Negotiator - Property: 2990 Main Street and 2 Mecartney Road; Negotiating Parties: City of Alameda and the Bay Area Water Transit Authority; Under Negotiation: Price and terms.

(06-____) Conference with Labor Negotiators - Agency Negotiators: Craig Jory and Human Resources Director; Employee Organizations: Alameda City Employees Association, International Brotherhood of Electrical Workers, and Management and Confidential Employees Association.

(06-____) Conference with Labor Negotiators - Agency Negotiators: Marie Gilmore and Frank Matarrese; Employee: City Attorney.

Mayor Johnson called a recess at 7:40 p.m. to hold the Regular Council Meeting and reconvened the Closed Session at 9:15 p.m.

Following the Closed Session, the Special Meeting was reconvened and Mayor Johnson announced that regarding Ballena Isle Marina, the Council obtained briefing from staff and gave direction to real property negotiators; regarding 2990 Main Street and 2 Mecartney Road, the Council obtained briefing and gave instruction; regarding Alameda City Employees Association, International Brotherhood of Electrical Workers, and Management and Confidential Employees Association, the Council obtained briefing from labor negotiators; regarding the City Attorney, the Council discussed the City Attorney.

Adjournment

There being no further business, Mayor Johnson adjourned the Special Meeting at 10:10 p.m.

Respectfully submitted,

Lara Weisiger
City Clerk

The agenda for this meeting was posted in accordance with the Brown Act.

UNAPPROVED MINUTES
MINUTES OF THE REGULAR CITY COUNCIL MEETING
TUESDAY - - - - MARCH 7, 2006 - - - - 7:30 P.M.

Mayor Johnson convened the Regular Meeting at 7:49 p.m.

ROLL CALL - Present: Councilmembers Daysog, deHaan, Gilmore,
Matarrese, and Mayor Johnson - 5.

Absent: None.

AGENDA CHANGES

(06-) Mayor Johnson announced that consideration of change order for first floor ceiling treatment [paragraph no. 06-] would be addressed with the Library Project update [paragraph no. 06-].

PROCLAMATIONS, SPECIAL ORDERS OF THE DAY AND ANNOUNCEMENTS

(06-) Presentation of Abbott Diabetes Care.

Art Autorino, Abbott Diabetes Care Divisional Vice President of Operations, provided a brief presentation.

Mayor Johnson stated that Abbott Diabetes Care products are very helpful; diabetes testing can be very painful.

Mr. Autorino stated that technology has improved; current testing is painless.

Mayor Johnson stated people are doing a better job in monitoring blood sugar levels.

Councilmember deHaan inquired whether Abbott was researching non-intrusive testing.

Mr. Autorino responded in the negative; stated the long-term hope is to have a product that measures the glucose level and communicates the correct dosage through an insulin pump.

Mayor Johnson stated the community is glad to have Abbott Diabetes Care in Alameda; thanked the Development Services Department for working closely with Abbott Diabetes Care.

Councilmember deHaan stated the Development Services Department became a model working to retaining business.

Mr. Autorino stated the City, County, and State were very helpful.

Mayor Johnson stated that Advanced Cell Technologies is a new company at the Business Park.

(06-) Library Project update.

The Project Manager provided a brief presentation.

REGULAR AGENDA ITEM

(06-) Consideration of change order for first floor ceiling treatment for the New Main Library Project.

Mayor Johnson stated that putting items back into the project is good; the wood ceiling would make the New Main Library more beautiful.

Councilmember Matarrese stated the change order is a good way to spend the additional money; the risk goes down as the project nears completion; now is the time to invest the money back into the project.

Vice Mayor Gilmore inquired whether there is a difference between the durability of the cherry wood ceiling and the acoustical tiles and whether the Library Building Team or Project Manager had a top priority add-back.

The Project Manager responded the ceiling change order is the only choice; stated the architect asserts to the durability of the cherry wood ceiling in his letter; acoustical tiles cannot be cleaned; a wood ceiling can be cleaned.

Councilmember Matarrese inquired whether there is a number two add-back that the money should be spent on.

The Project Manager responded other value engineering items cannot be added back due to scheduling restraints; small items could be put back.

Councilmember Matarrese requested that a value engineering list be provided to the Council in an Off Agenda Report.

Councilmember Daysog stated the New Main Library is for all of Alameda; the Council should move forward if the change order improves the beauty of the Library; inquired whether the interest earned on Measure O funds would be used, to which the Project Manager responded in the affirmative.

Councilmember Daysog inquired whether redevelopment money could be used instead; stated the interest earned on Measure O funds could be used for branch libraries; redevelopment money can only be used in redevelopment areas.

The Project Manager responded Council approved the contingency funding on December 21, 2004; the order of funding was Measure O interest, branch library funding, and then redevelopment.

Councilmember Matarrese inquired whether branch library funding would be guaranteed if redevelopment money was used for the add-back.

Councilmember Daysog stated the best approach would be to move forward with the change order and leave flexibility for staff to iron out the details.

Vice Mayor Gilmore stated that she understood that the \$670,000 line item was earmarked for branch library upgrades; the concept was to dip into the branch library funding if the New Main Library ran over budget.

The Project Manager stated \$2 million was allocated for branch library funding.

Mayor Johnson inquired whether branch library funds would be used if the New Main Library ran over budget or whether alternate sources would be used.

The Project Manager responded branch library funds would be used if the New Main Library runs over the \$375,000 [Measure O interest]; stated the final funding source would be redevelopment funds.

Mayor Johnson stated the Council could move forward with the change order and address the financing issue at a later point.

Councilmember deHaan stated that only going \$200,000 over on a \$20 million project is incredible.

Councilmember deHaan moved approval of the change order.

Councilmember Matarrese seconded the motion.

Under discussion, Councilmember Daysog stated money should be saved for the branch libraries; Alameda can have a great Main Library and great branch libraries.

The Project Manager stated he is lobbying to use the \$2 million [for branch libraries] as another local match for a future bond measure; the Statewide Library Bond Measure would provide a significant amount of funding if the Measure passes in June 2006; the Office of Library Construction looks very favorably on Alameda because of the current project.

Councilmember Daysog inquired whether the \$2 million was additional Measure O dollars, to which the Project Manager responded in the affirmative.

Mayor Johnson inquired whether using funds as a local match for the Bond Measure would come back to Council, to which the Project Manager responded in the affirmative.

On the call for the question, the motioned carried by unanimous voice vote - 5.

CONSENT CALENDAR

Councilmember Matarrese moved approval of the Consent Calendar.

Councilmember deHaan seconded the motion, which carried by unanimous voice vote - 5.

[Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(*06-) Minutes of the Special and Regular City Council Meetings held on February 21, 2006; the Special Joint City Council and Public Utilities Board Meeting held on February 27, 2006; and the Special City Council Meeting held on March 1, 2006. Approved.

(*06-) Ratified bills in the amount of \$6,255,021.50.

(*06-) Recommendation to appropriate \$170,000 in Urban Runoff Funds and authorize the City Manager to negotiate and execute a Contract with Regency Centers for repair to public drainage facilities in coordination with construction of the Bridgeside Shopping Center improvements. Accepted.

(*06) Recommendation to accept the work of Ghilotti Brothers, Inc. for Park Street Streetscape and Towne Center Project, No. P.W. 10-02-13. Accepted.

(*06-) Recommendation to accept the Quarterly Sales Tax Report for the period ending December 31, 2005. Accepted.

(*06-) Recommendation to accept the Quarterly Investment Report for the period ending December 31, 2005. Accepted.

(*06-) Resolution No. 13929, "Ordering Vacation of a Portion of a 25-Foot Wide Public Utility Easement Within Tract 1866, Filed Map Book 38, at Page 50 to 54, Alameda County Official Records; Vacation of Two 10-Foot Power Easements, Filed RE: 191, Image 107 #79-196972 O.R., Alameda County Official Records and Acceptance of New 25-Foot Wide Public Utility Easement (Towne Centre)." Adopted.

(*06-) Resolution No. 13930, "Granting Another Designated Period for Two Years Additional Service Credit as Provided for Under Contract Amendment between the City and the Public Employees' Retirement System, and California Government Code Section 20903." Adopted.

REGULAR AGENDA ITEMS

(06-) Resolution No. 13931, "Appointing Marilyn Ezzy Ashcraft as a Member of the Planning Board." Adopted.

Councilmember Matarrese moved adoption of the Resolution.

Councilmember deHaan stated many people apply for various commissions and boards; he is concerned about an individual being appointed to a board or commission and then be appointed to a different board or commission within six months; he does not feel the practice is appropriate; stated he would abstain from voting on the matter.

Mayor Johnson stated that many people serve on more than one board or commission; she would not appoint an individual to more than one board or commission; many people have an interest to serve; she advises people that it is acceptable to apply for a preferred board or commission if an opening becomes available shortly after beginning to serve on their current appointment; serving more than eight years or serving a three-year term and then two four-year terms is not appropriate; she does not believe this nomination is inappropriate because the individual has been on the Economic Development Commission for a short period of time and a board position came up that was of more interest; stated the nomination is not contrary to Councilmember deHaan's comments.

Councilmember deHaan stated the Planning Board had an opening approximately four or five months ago; the current situation could have been curtailed if the individual applied for the position then.

Councilmember Daysog stated that he served on two boards at the same time.

Mayor Johnson stated people have served on three boards at one time; she does not believe serving on multiple boards is necessary because many people are interested in serving.

Councilmember Daysog stated the Council should respect the nominee's desire to serve; the Mayor has the prerogative to nominate individuals; he respects Councilmember deHaan's position.

Councilmember Daysog seconded the motion, which carried by the following voice vote: Ayes: Councilmembers Daysog, Gilmore, Matarrese, and Mayor Johnson - 4. Abstentions: Councilmember deHaan - 1.

The City Clerk administered the Oath and presented a certificate of appointment to Ms. Ezzy Ashcraft.

Ms. Ezzy Ashcraft thanked the Council for the honor of being appointed; stated she enjoyed serving on the Economic Development Commission.

(06-) Public Hearing to consider ZA06-0001 - Zoning Ordinance Text Amendment/City-wide and revision of Section 30-5.7 of the Alameda Municipal Code (AMC), Projections from Buildings and Roof Planes, Permitted Encroachments, and Treatments of Minimum Required Yards; and

(06- A) Introduction of Ordinance Amending the Alameda Municipal Code by Adding a New Subsection 30-5.7 (M) (Extensions of Roof Pitch and Roof Ridges) to Section 30-5.7 (Projections from Buildings and Roof Planes, Permitted Encroachments and Treatments of Minimum Required Yards) of Chapter XXX (Development Regulations), to Add a Process for Allowing Additions to Existing Dwellings with Nonconforming Height. Introduced.

Mayor Johnson opened the public portion of the hearing.

There being no speakers, Mayor Johnson closed the public portion of the hearing.

Mayor Johnson inquired whether the proposed amendment relates to the Design Review Guidelines.

The Supervising Planner responded the amendment was proposed by the Customer Service Initiative Committee and is part of the on-going Development Code review.

Mayor Johnson inquired whether the proposed amendment included non-dwelling structures, to which the Supervising Planner responded in the negative.

Mayor Johnson inquired whether the proposed amendment was prompted by a previously addressed garage issue.

Councilmember deHaan responded house additions and design are an on-going concern; the proposed amendment would allow the aesthetics of older homes to be proportional to the existing rooflines when additions are made.

The Supervising Planner responded the proposed amendment would address main structures, not accessory structures.

Councilmember Daysog stated a Harbor Bay homeowner wanted to build an addition without a setback; neighbors were concerned that sunlight would be lost without the setback.

The Supervising Planner stated neighbors would be notified because issues would go through the Design Review process.

Mayor Johnson inquired whether the Customer Service Initiative Committee was working on other issues.

The Supervising Planner responded staff would be meeting with the Committee tomorrow; the Committee is working on clarifying the building process for the public.

Councilmember deHaan moved introduction of the ordinance.

Councilmember Matarrese seconded the motion, which carried by unanimous voice vote - 5.

(06-) Public Hearing to consider two parcel maps, PM 05-002 and PM 05-003, Marina Berth Condominium Conversion - Marina Village Properties.

(06- A) Resolution No. 13932, "Approving Parcel Maps, PM 05-002 and PM 05-003, at Berth Gates 8 through 11 at Marina Village." Adopted; and

(06- B) Resolution No. 13933, "Granting a Non-Exclusive Facilities Easement and a Non-Exclusive 18-Foot Wide Ingress and Egress Easement between the City of Alameda and Alameda Real Estate Investments within Lot 7 of Tract 6096." Adopted.

Mayor Johnson opened the public portion of the hearing.

There being no speakers, Mayor Johnson closed the public portion of the hearing.

Councilmember Matarrese stated he would recuse himself because he owns property within 300 feet of Marina Village and left the room.

The Supervising Planner provided a brief report.

Vice Mayor Gilmore inquired whether live-aboards were counted as units under the Housing Element.

The Supervising Planner responded in the negative; stated that only floating homes [houseboats] are treated as housing units.

Mayor Johnson inquired whether dues would pay for the maintenance, to which the Supervising Planner responded in the affirmative.

Mayor Johnson inquired how dues would be established, to which the Supervising Planner responded that dues would be established through the Covenants, Conditions and Restrictions (C.C. & R.'s).

Councilmember deHaan inquired whether there are other marina condominiums in the area.

The Supervising Planner responded Emerycove in Emeryville has been in place for 20 years.

Councilmember deHaan inquired what was the percentage of ownership at Emerycove.

The Emerycove Harbor Master responded all 430 slips are privately owned.

Councilmember deHaan inquired what would happen if 100% was not sold out.

The Emerycove Harbor Master responded the original owner owned the 430 slips and has sold all but 157 slips.

Councilmember deHaan inquired what percentage of ownership is planned, to which Don Parker responded 100%.

Councilmember deHaan inquired what is the percentage of current live-aboards.

The Marina Harbor Master Manager responded 10% is allowed, which is

75 live-aboards; currently, there are 63 live-aboards.

Councilmember deHaan inquired whether any parking problems would be encountered with the 10% live-aboards.

The Marina Harbor Master Manager responded parking was not an issue in the past when there were 75 live-aboards.

Vice Mayor Gilmore moved adoption of resolutions.

Councilmember Daysog thanked Mr. Parker for the work he has done for Alameda and for transforming Marina Village.

Councilmember Daysog seconded the motion.

Under discussion, Councilmember deHaan stated that Mr. Parker was the first ARRA Executive Officer; learning the conversion and development ropes was an exciting opportunity; Marina Village turned into a great development; the City owes a debt of gratitude to Mr. Parker for his persistence.

Mr. Parker thanked the Council for recognizing the Marina Village accomplishments; stated tonight will be the last time he would be speaking before the City Council; he has been in front of 5 Mayors over the last 27 years; the experience has been wonderful.

On the call for the question, the motion carried by the following voice vote: Ayes: Councilmembers Daysog, deHaan, Gilmore, and Mayor Johnson - 4. Abstentions: Councilmember Matarrese - 1. [Note Councilmember Matarrese recused himself due to owning property within 300 feet of Marina Village.]

(06-) Resolution No. 13934, "Establishing a Long-Term Park Use Policy." Adopted.

The Acting Recreation and Park Director provided a brief report.

Councilmember Daysog inquired who was contacted at the Swim Association, to which the Acting Recreation and Park Director responded the President.

Councilmember Matarrese thanked the Recreation and Park Commission and Acting Recreation and Park Director for a job well done.

Councilmember deHaan moved adoption of the resolution.

Councilmember Daysog seconded the motion, which carried by unanimous voice vote - 5.

ORAL COMMUNICATIONS, NON-AGENDA

None.

COUNCIL COMMUNICATIONS

(06-) Councilmember Daysog stated that he would like the Council to deliberate over the \$5,000 charged to members appealing the Cineplex; the public should bear the cost; issues become public when people oppose an item; \$5,000 seems very high.

(06-) Councilmember Daysog stated heavy Alameda Power and Telecom issues were discussed at the February 27 Joint City Council and Public Utilities Board Meeting; the Council should begin to tackle the problems; stated that perhaps the public should take a vote on the direction regarding the issues addressed.

(06-) Councilmember deHaan stated the fee structure should be reviewed, particularly appeal fees; the fee structure has changed over the years; appeal fees started at \$30.00 per hour and then changed to a flat rate; the last change was to \$100 per hour; excessive fees inhibit individuals from coming forward with concerns; the Council has the option to call for review at no cost; the fee structure should be brought back for Council review.

(06-) Councilmember deHaan stated he is waiting for the ten-year budget [financial projection]; the infrastructure effort to put back \$1.6 million is a stop-gap effort and is a one time expenditure; setting up an on-going funding stream [for infrastructure] is important; proposals need to come back to the Council.

(06-) Councilmember Matarrese thanked the Public Works Department for the speed signs [pole-mounted radar]; stated the signs seem very effective.

(06-) Councilmember Matarrese requested that the public receive an update on the next step for continued improvements on Park Street, Webster Street, and City entrances.

(06-) Councilmember Matarrese thanked Code Enforcement for removing the cigarette sign at the foot of the Park Street Bridge.

(06-) Councilmember Matarrese stated that potential ride share venues were considered on the West End near the Tube; requested that the matter be resurrected and a report be provided; suggested that the Transportation Commission be directed to review the

matter.

(06-) Councilmember Matarrese stated that Long's is working with the Planning Department on some renovations; suggested using creativity for the corner across from City Hall, such a mini-park.

Mayor Johnson inquired whether the red windows were historic or could be removed from the Long's site.

(06-) Mayor Johnson inquired whether the speed [pole-mounted radar] signs were mobile, to which the City Manager responded some signs are pole-mounted and others are mobile.

Councilmember Matarrese stated he would like to have a permanent speed sign at Lincoln Avenue curve area.

Mayor Johnson inquired whether a sign was located on Buena Vista Avenue.

The City Manager stated that a report on locations would be provided to the Council.

Mayor Johnson requested a temporary or permanent speed sign be located on Buena Vista Avenue.

Vice Mayor Gilmore inquired whether the signs' effectiveness could be measured.

Mayor Johnson inquired whether speeds could be monitored, to which the City Manager responded that she would check.

Councilmember deHaan stated a decrease in the number of tickets issued would be a good measure of the signs' effectiveness.

(06-) Councilmember Daysog stated that he attended a briefing co-sponsored by the League of California Cities East Bay, North Bay, and Peninsula Divisions; a representative from the Governor's office addressed the upcoming infrastructure bond plan; Friday is the deadline for the Governor and legislature to place something on the June ballot.

(06-) Mayor Johnson thanked the Recreation and Park Department for providing information on the City facilities naming process; stated she would like to have the policy come back to Council for discussion along with the street naming policy.

(06-) Mayor Johnson welcomed David Brandt to his first City Council meeting as Assistant City Manager.

Councilmember deHaan congratulated the Assistant City Manager for the new addition to his family.

Mayor Johnson thanked the Interim Assistant City Manager for doing a great job for the last two months.

Councilmember deHaan stated the Interim Assistant City Manager stepped into the position and did not miss a beat.

ADJOURNMENT

There being no further business, Mayor Johnson adjourned the Regular Meeting at 9:13 p.m.

Respectfully submitted,

Lara Weisiger
City Clerk

The agenda for this meeting was posted in accordance with the Brown Act.

March 16, 2006

Honorable Mayor and Councilmembers:

This is to certify that the claims listed on the check register and shown below have been approved by the proper officials and, in my opinion, represent fair and just charges against the City in accordance with their respective amounts as indicated thereon.

<u>Check Numbers</u>	<u>Amount</u>
146079 - 146482	1,804,336.96
EFT 193	82,527.20
EFT 194	4,274.17
EFT 195	25,610.00
E14771 - E14894	77,568.66

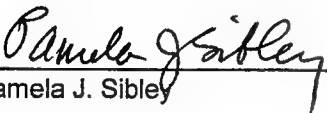
Void Checks:

144284	(17.35)
144879	(5.44)
144986	(72.78)
145201	(6.53)
145467	(17.42)
145431	(201.53)
129299	(75.00)

GRAND TOTAL

1,993,920.94

Respectfully submitted,


Pamela J. Sibley

Council Warrants 03/21/06

BILLS #4-B
03/21/06

CITY OF ALAMEDA

MEMORANDUM

DATE: March 21, 2006

TO: Honorable Mayor and
Councilmembers

FROM: Debra Kurita
City Manager

RE: Recommendation to Adopt Specifications and Authorize Call for Bids for
Furnishings in the New Main Library

BACKGROUND

On December 2, 2002, the City was awarded a State Library Grant for \$15,487,952 for the construction of a new main library. Alameda voters previously approved Measure O in the amount of \$10,600,000, which will provide the matching funds for the project and improvements to the Branch Libraries. Construction of the New Main Library began on March 14, 2005. The project is currently on time, within budget, and nearing completion. The next step is to begin the Furnishings, Fixtures, and Equipment (FF&E) bid process for the furniture packages.

DISCUSSIONS/ANALYSIS

Project Interior Designer, Beverly Moris, of Page & Moris, in collaboration with the Library Building Team and the Library Staff, designed, selected and completed the specifications for the Library furnishings. There are four groupings of furnishings requesting bids at this time. Office Systems Furniture, which are the modular, staff workspace furnishings; Standard Furniture, which are items such as basic tables, chairs, book trucks, and shelving, typically found in public group spaces; and Custom Furniture, which are the lounge seats, occasional tables, readers tables, specialized equipment tables, shelving canopy tops and other items designed specifically for the Alameda Library. The Request for Proposal (RFP) for the Furniture Specification Packages has been completed and copies of the four packages are on file in the Clerk's Office.

Upon recommendation of the Interior Designer, the Office Systems Furniture packages will be bid through the U.S. Communities program. U.S. Communities is a nationwide strategic sourcing program designed by public purchasing professionals for use by government agencies and public-benefit non-profits throughout the country. Local city and county vendors are also included in the U.S. Communities program.

Report 4-C
3-21-06

MUNICIPAL CODE/POLICY DOCUMENT CROSS REFERENCE

This action does not affect the Alameda Municipal Code.

BUDGET CONSIDERATION/FINANCIAL IMPACT

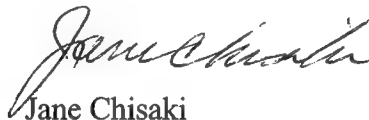
Estimated cost for the Furnishings package is \$1,455,000.00 which will include all parts, tax, delivery, installation and a 15% contingency. The purchase will be drawn from the reserved fund for the New Main Library Construction Project Fund 317.

RECOMMENDATION

Adopt the following four specifications packages for the New Main Library Furnishings and authorize the call for bids.

- Adopt specifications for the 12000 Standard Furniture Package and authorize the call for bids.
- Adopt specifications for the 12001 Knoll US Communities Package and authorize the call for bids.
- Adopt specifications for the 12002 Steelcase US Communities Package and authorize the call for bids.
- Adopt specifications for the 12003 Custom Furniture Package and authorize the call for bids.

Respectfully submitted,



Jane Chisaki
Acting Library Director

CITY OF ALAMEDA MEMORANDUM

DATE: March 21, 2006

TO: Honorable Mayor and
Councilmembers

FROM: Debra Kurita
City Manager

RE: Recommendation to Release Request for Proposal for Network Equipment
and Services for the Alameda Free Library

BACKGROUND

On December 2, 2002, the City was awarded a State Library Grant for \$15,487,952 for the construction of a new main library. Alameda voters previously approved Measure O in the amount of \$10,600,000, which will provide the matching funds for the project and improvements to the Branch Libraries. Construction of the New Main Library began on March 14, 2005. The project is currently on time, within budget, and is nearing completion. The improved technology, with increased public computer access will require an expansion of the current the computer network and associated services in order to meet the needs of the new system and the related services.

DISCUSSION/ANALYSIS

The current library network hosts 9 servers, 45 PC workstations, 19 public access computer stations, and 11 printers. When the new main library opens, the network will grow to an estimated 13 servers, 78 PC workstations, 68 public access computer stations, and 21 printers. In addition, there will be a Wireless installation with 10 access points attached to an independent network switch and controller. In order to accommodate the expanded network, a Request for Proposal (RFP) for Network Equipment and Services has been prepared and is on file in the Clerk's Office.

MUNICIPAL CODE/POLICY DOCUMENT CROSS REFERENCE

This action does not affect the Alameda Municipal Code.

BUDGET CONSIDERATION/FINANCIAL IMPACT

The estimated cost of the contract and associated equipment is \$74,000, including shipping and applicable taxes. The money will be taken from the Library Construction Fund 317.

**Report 4-D
3-21-06**

Honorable Mayor and Councilmembers
March 21, 2006

Page 2

RECOMMENDATION

Approve the release of the Request for Proposal for Network Equipment and Services for the Alameda Free Library.

Respectfully submitted,


Jane Chisaki
Acting Library Director

CITY OF ALAMEDA MEMORANDUM

Date: March 21, 2006

To: Honorable Mayor and
Councilmembers

From: Debra Kurita
City Manager

Re: Recommendation to Accept the Work of Richard Heaps Electric, Inc. for Pole-Mounted
Radar Speed Display Signs Project, No. P.W.06-05-05

BACKGROUND

On December 20, 2005, the City Council awarded a construction contract in the amount of \$87,000 to Richard Heaps Electric, Inc. for the Pole-Mounted Radar Speed Display Signs Project. The project included the installation of four pole-mounted radar speed display signs along Lincoln Avenue and two pole-mounted radar speed display signs along Otis Boulevard.

DISCUSSION

The Pole-Mounted Radar Speed Display Signs Project has been completed in accordance with the plans and specifications and is acceptable to the Public Works Department. The final project cost is \$74,265.

BUDGET CONSIDERATION/FINANCIAL IMPACT

The work is funded under CIP# 04-104, with funds available from the Office of Traffic Safety grant and Measure B funds.

MUNICIPAL CODE/POLICY DOCUMENT CROSS REFERENCE

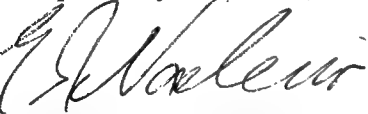
This action does not affect the Municipal Code.

RECOMMENDATION

Accept the work of Richard Heaps Electric, Inc. for Pole-Mounted Radar Speed Display Signs Project, No. P.W.06-05-05.

Respectfully submitted,

Prepared by:



Matthew T. Naclerio
Public Works Director



Philip Lee
Assistant Engineer

MTN:PL:gc

cc: Sgt. Horlbeck, APD
Measure B Watchdog Committee

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Report 4-E
3-21-06

CITY OF ALAMEDA

MEMORANDUM

Date: March 21, 2006

To: Honorable Mayor and
Councilmembers

From: Debra Kurita
City Manager

Re: Recommendation to Adopt Plans and Specification and Authorize Call for Bids for
Fernside Boulevard Pedestrian Access Improvements Near Lincoln Middle School (Safe
Routes to School), No. P.W. 11-02-15

BACKGROUND

The City was awarded a Safe Routes to School Program grant for \$331,663 to improve pedestrian and bicycle access along Fernside Boulevard from Encinal Avenue to Adams Street, in the vicinity of Lincoln Middle School. Since the 1990's, flexible orange traffic delineators were installed along the frontage of the school to enhance pedestrian safety by reducing the street from two-lanes to one-lane in each direction.

DISCUSSION

This project will formalize the street width reductions established by the delineators. More specifically, the proposed project will:

- Remove the existing flexible orange traffic delineators and install 3½ to 6-foot wide landscaped planters of various lengths. The planters will be 18-inches from and approximately 4-inches higher than the existing curb to allow for adequate grades and drainage. Monolithic curb extensions will not be constructed.
- Install in-pavement flashing lights at the school crosswalk across Fernside Boulevard at San Jose Avenue.
- Provide bike lanes from Encinal Avenue to Washington Street.
- Eliminate the existing free right turn and concrete median and relocate the traffic signal and joint utility pole at the southwest corner of the Fernside Boulevard/Encinal Avenue intersection to allow for U-turns from Fernside Boulevard.
- Resurface Fernside Boulevard from Encinal Avenue to Washington Street to complement the improvements.

Public Works staff conducted four community meetings, most recently on January 26, 2006, to receive feedback on the proposed project. The meeting dates were published in the local newspaper and notices were mailed to the residents as well as Lincoln Middle School parents. Representatives from the AUSD attended all four meetings. Based on the public input received at these meetings, staff has already implemented the following improvements:

- Signal timing adjusted at the Fernside Boulevard/Encinal Avenue intersection to provide additional green time for motorists traveling northbound on Fernside Boulevard and westbound on Encinal Avenue to reduce queuing and congestion.

- Partnered with AUSD to reduce the queuing and congestion along Fernside Boulevard by improving traffic and pedestrian circulation within the Lincoln Middle School parking lot and enhancing the utilization of the on site drop off/pick up zones. The on-site changes included constructing a pedestrian path along the north side of Lincoln Middle School, designating the middle driveway as "Exit Only", and having AUSD staff provide on site traffic control during peak school hours.
- "No Left Turn" and "No U-Turn" signs installed on Fernside Boulevard at San Jose Avenue to reduce school related traffic intrusion into the residential neighborhood.

The Alameda Unified School District (AUSD), Alameda Police Department (APD), Lincoln Middle School Parents-Teachers Association (PTA), Pedestrian Friendly Alameda, and Bike Alameda support the proposed project. A copy of the plans and specifications are on file with the City Clerk's Office.

ENVIRONMENTAL COMPLIANCE

The project has been determined to be Categorically Exempt from California Environmental Quality Act in accordance with CEQA Section 15301 minor changes to existing facilities.

BUDGET CONSIDERATION/FINANCIAL IMPACT

This project is budgeted as CIP# 02-98 with an original allocation of \$488,514, based on a 2002 estimate. Funds include \$331,663 in grant monies and \$156,851 in Measure B monies. Transportation Development Act (TDA) monies will be requested for the landscaping and bike access improvements. To date costs for the survey, design and design modifications, and public outreach is \$126,506.

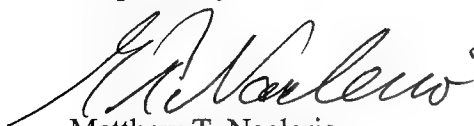
MUNICIPAL CODE/POLICY DOCUMENT CROSS REFERENCE

This action does not affect the Municipal Code.

RECOMMENDATION

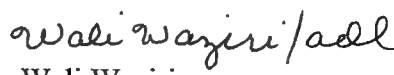
Adopt plans and specifications and authorize a call for bids for Fernside Boulevard Pedestrian Access Improvements Near Lincoln Middle School (Safe Routes to School), No. P.W. 11-02-15.

Respectfully submitted,



Matthew T. Naclerio
Public Works Director

Prepared by,



Wali Waziri
Associate Civil Engineer

MTN:WW:gc

cc: Measure B Watchdog Committee
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CITY OF ALAMEDA

MEMORANDUM

Date: March 21, 2006

To: Honorable Mayor and
Councilmembers

From: Debra Kurita
City Manager

Re: Recommendation to Adopt Plans and Specifications and Authorize Call for Bids for the
Fiscal Year 2005-2006 Repair of Portland Cement Concrete Sidewalk, Curb, Gutter,
Driveway and Minor Street Patching, No. P.W. 03-06-06

BACKGROUND

On May 17, 2005, the City Manager's Office provided a report to the City Council on the financial challenges associated with the City's infrastructure investments. Specific infrastructure elements considered in that report included street tree related sidewalk repairs; the replacement of street trees; and improvements to streets, sewers, storm drains, streetlights, traffic signals and city buildings. On December 6, 2005 the City Council approved an infrastructure improvement plan that allocated an additional \$2.8 million for these projects, including \$400,000 in Measure B funds and \$70,000 in Proposition 42 funds to the Sidewalk Improvement Program. On February 7, 2006, the City Council appropriated an additional \$1.7 million for infrastructure improvements, including \$156,700 in savings generated from the excess liability pool and \$800,000 from the reserve fund for the implementation of a comprehensive sidewalk improvement program. These actions, coupled with the \$300,000 previously budgeted for the project, resulted in an allocation of \$1.4 million for sidewalk related repairs and improvements in the current fiscal year.

DISCUSSION

Under the current practice, the City repairs sidewalks damaged by street trees while the property owner is accountable for all other sidewalk repairs. In order to evaluate the sidewalk conditions, Public Works staff, in consultation with the City's Risk Manager, established a two-tiered inspection approach. The first is a program whereby the City is divided into five geographic areas with one area inspected each year on a rotating basis. The five areas are: Alameda Point, West End, Central Island, East End, and Bay Farm Island. In addition to the systematic geographic inspection, locations identified as high pedestrian use areas, such as major retail commercial districts or areas adjacent to schools or parks, are inspected on an annual basis. As a result of these inspections, there are 2,363 locations currently identified as requiring repairs.

In order to expedite the sidewalk repair work, staff developed a multiple sidewalk construction contract approach. As a mechanism to address a portion of the immediate replacement needs, the scope of an existing construction agreement with SpenCon Construction (SpenCon) was expanded by \$190,000. This fourth and final amendment with SpenCon which will provide for improvements to approximately 4,000 linear feet of sidewalk is scheduled to begin in late March.

Additionally, at the time the Council allocated funds for the enhanced sidewalk improvement project, staff was in the process of designing the plans and specifications for the subject action. This project, estimated to be approximately \$410,000, will provide 7,500 linear feet of sidewalk repairs. Five percent of the total contract amount will be used to develop a pilot program for a comprehensive approach to repair sidewalk, curb, gutter, street restoration, and root pruning of street trees. To ensure that the money is used primarily for construction, staff costs for design, inspection and contract administration will be capped at 10% of the total construction costs. A copy of the plans and specifications are on file in the City Clerk's Office.

ENVIRONMENTAL COMPLIANCE

Sidewalk Repair Project is categorically exempt under the California Environmental Quality Act (CEQA) Section 15301 (c)- Repair of existing facilities.

BUDGET CONSIDERATION/FINANCIAL IMPACT

Council has allocated approximately \$1.4 million for sidewalk repairs. Funding for this work is provided through the General Fund, Measure B, Proposition 42 and the California Joint Powers Risk Management Authority excess liability pool.

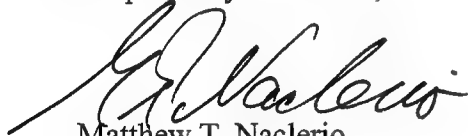
MUNICIPAL CODE/POLICY DOCUMENT CROSS REFERENCE

This action does not affect the Municipal Code.

RECOMMENDATION

Adopt plans and specifications and authorize call for bids for the Fiscal Year 2005-2006 repair of Portland cement concrete sidewalk, curb, gutter, driveway and minor street patching, No. P.W. 03-06-06.

Respectfully submitted,



Matthew T. Naclerio
Public Works Director

Prepared by,



CW Chung
Associate Civil Engineer

MTN:CWC:gc

cc: Measure B Watchdog Committee

CITY OF ALAMEDA

MEMORANDUM

Date: March 21, 2006

To: Honorable Mayor and
Councilmembers

From: Debra Kurita
City Manager

Re: Recommendation to Adopt a Resolution to Authorize Open Market Purchase Pursuant to Section 3-15 of the Alameda City Charter for Rubberized Sidewalk (Requires Four Affirmative Votes) and Adopt Plans and Specifications and Call for Bids for Installation of Rubberized Sidewalks, No. P.W. 02-06-05

BACKGROUND

In 2003, the City initiated a pilot program and installed rubberized sidewalk at six locations along Gibbons Drive. Since installation, Public Works staff has monitored these locations semi-annually and has determined that the product performs well; the sidewalk is intact and shows no appreciable signs of wear. Due to its flexibility, rubberized sidewalk remains smooth as tree roots grow, unlike concrete sidewalk that tends to crack and lift. In addition, rubberized sidewalks can be lifted for periodic tree root trimming and reinstalled, eliminating the need to break out and replace concrete sidewalk. Rubberized sidewalk is a sole source product and is only available from the manufacturer, Rubberized Sidewalks, Inc.

DISCUSSION

The proposed project will provide for the installation of 3,950 square feet of rubberized sidewalk at 29 locations throughout the City, where roots from the street tree have raised the concrete sidewalk (see attachment). Since rubberized sidewalk is a sole source product, staff recommends that the City purchase the rubberized sidewalk pavers, fabric, dowels and edge channel through an Open Market purchase. Pursuant to Section 3-15 of the City Charter, the material will then be provided to the contractor for their use. The Open Market purchase is expected to reduce the total cost for materials by avoiding the contractor adding an administration cost for material purchasing. A copy of the Plans and Specifications for the project are available in the City Clerk's office for review.

ENVIRONMENTAL REVIEW

This project is Categorically Exempt under CEQA Section 15301 (d), Existing Facilities.

**Re: Reso 4-H
3-21-06**

BUDGET CONSIDERATION/FINANCIAL IMPACT

Rubberized sidewalk is made of 100% recycled rubber tires and is eligible for funding through the Recycled Product Purchase Grant Fund administered by the County of Alameda. Therefore, this project will be funded through the City's Recycled Product Purchase Grant Fund. Materials and construction costs will total \$94,000.

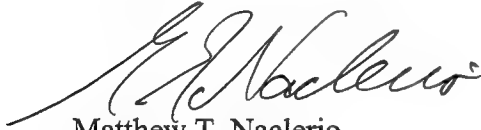
MUNICIPAL CODE/POLICY DOCUMENT CROSS REFERENCE

This action does not affect the Municipal Code.

RECOMMENDATION

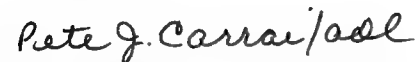
Adopt a resolution authorizing the open market purchase pursuant to Section 3-15 of the Alameda City Charter for rubberized sidewalk (requires four affirmative votes) and adopt plans and specifications and authorize call for bids for Installation of Rubberized Sidewalks, No. P.W. 02-06-05.

Respectfully submitted,



Matthew T. Naclerio
Public Works Director

Prepared by:



Pete J. Carrai
Public Works Superintendent

MTN:PC:gc

Attachment

Attachment

ITEM NO.	LOCATION	NUMBER OF SQUARE FEET
1	46 Cove Road	200
2	218 Beach Road	250
3	2815 Windsor Drive	100
4	1717 Cambridge Drive	200
5	1525 Gibbons Drive	200
6	2930 Gibbons Drive	200
7	2962 Gibbons Drive	300
8	3119 Gibbons Drive	200
9	3138 Gibbons Drive	100
10	1515 Central Avenue	200
11	2614 Central Avenue	100
12	1014 Buena Vista Avenue	100
13	1550 Benton Avenue, Lincoln Avenue side	100
14	458 Santa Clara Avenue	100
15	1700 Chapin Street, Pacific Avenue side	200
16	1723 Chapin Street	100
17	1728 Chapin Street	100
18	326 Haight Street	100
19	901 Pacific Avenue	100
20	1111 San Antonio Avenue	100
21	1404 San Jose Avenue	100
22	1156 Rosewood Way	100
23	145 Basinside Way	100
24	62 Sable Point	100
25	106 Maitland Drive	100
26	126 Maitland Drive	100
27	130 Maitland Drive	100
28	131 Maitland Drive	100
29	Across from 266 Beach Road at Godfrey Park	100

CITY OF ALAMEDA RESOLUTION NO. _____

AUTHORIZING OPEN MARKET PURCHASE PURSUANT TO
SECTION 3-15 OF THE ALAMEDA CITY CHARTER FOR
RUBBERIZED SIDEWALK

WHEREAS, there are a number of locations within the City of Alameda which have existing tree root problems; and

WHEREAS, the installation of Rubberized Sidewalks at these locations will enable the City to do periodic tree root trimming without breaking out concrete sidewalk; and

WHEREAS, there are funds available to purchase Rubberized Sidewalks from the Recycled Product Purchase Grant; and

WHEREAS, the utilization of Rubberized Sidewalk will have a positive impact on the environment; and

WHEREAS, Section 3-15 of the City Charter provides that the City Council, by four affirmative votes, can authorize an Open Market purchase if it determines that materials for the improvement can be purchased at a lower price in the open market; and

WHEREAS, the rubberized sidewalk product is a sole source product available only from a single manufacturer, Rubberized Sidewalks, Inc., and therefore an open market purchase of this product from the sole source provider will effectively be the "lowest price" available.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Alameda hereby authorizes, by four affirmative votes, the open market purchase of Rubberized Sidewalk for the installation of Rubberized Sidewalk at various locations within the City of Alameda.

* * * * *

I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Council of the City of Alameda in a regular meeting assembled on the 21st day of March, 2006, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 21st day of March 2006.

Lara Weisiger, City Clerk
City of Alameda

CITY OF ALAMEDA ORDINANCE NO. _____
New Series

AMENDING THE ALAMEDA MUNICIPAL CODE BY ADDING A NEW SUBSECTION 30-5.7(M) (EXTENSIONS OF ROOF PITCH AND ROOF RIDGES) TO SECTION 30-5.7 (PROJECTIONS FROM BUILDINGS AND ROOF PLANES, PERMITTED ENCROACHMENTS AND TREATMENTS OF MINIMUM REQUIRED YARDS) OF CHAPTER XXX (DEVELOPMENT REGULATIONS), TO ADD A PROCESS FOR ALLOWING ADDITIONS TO EXISTING DWELLINGS WITH NONCONFORMING HEIGHT

BE IT ORDAINED by the City Council of the City of Alameda that:

Section 1. The Alameda Municipal Code is hereby amended by adding the following new section to Section 30-5.7 (Projections from Buildings and Roof Planes, Permitted Encroachments and Treatments of Minimum Required Yards):

Section 30-5.7(m) Extensions of Roof Pitch and Roof Ridges.

- m. *Exceptions to allow extension of roof ridges and roof pitch with heights greater than the maximum building height limitation.* If a main building exceeds the maximum building height for the district in which it is located, main building additions may be approved that extend upon the same height roof, ridge, pitch, and plane as the existing roof structure providing that the following findings can be made: 1) No adverse effects such as shading or view blockage would occur on adjoining properties; 2) The ridge and/or pitch continuation complies with the City of Alameda Building Code.

Section 2. Severability Clause. It is the declared intent of the City Council of Alameda that if any section, subsection, sentence, clause, phrase, or provision of this ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 3. This Ordinance shall be in full force and effect from and after the expiration of thirty (30) days from the date of its final passage.

Presiding Officer of the Council

**Final Passage of Ordinance #5-A
3-21-06**

Approved as to Form

CITY ATTORNEY

Attest:

Lara Weisiger, City Clerk
City of Alameda

* * * * *

I, the undersigned, hereby certify that the foregoing Ordinance was duly and regularly adopted and passed by Council of the City of Alameda in regular meeting assembled on the ____ day of _____, 2006, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the official seal of said City this ____ day of _____, 2006.

Lara Weisiger, City Clerk
City of Alameda

City of Alameda

Memorandum

DATE: March 21, 2006

TO: Honorable Mayor and Councilmembers

FROM: Debra Kurita
City Manager

RE: Public Hearing to consider R05-0002, a Zoning Ordinance Amendment to add a Planned Development overlay to a property located within an R-4 (Neighborhood Residential) Zoning District and to consider PM06-0001, for the approval of a Parcel Map to allow the division of an existing 14,602 square foot residential lot into two parcels, each with an existing detached duplex. The project site is located at 1810 and 1812 Clinton Avenue within the R-4, Neighborhood Residential Zoning District. Applicant: Janice Graham.

BACKGROUND

On February 13, 2006, the Planning Board held a public hearing and recommended that the City Council on Rezone R05-0002 and Parcel Map PM06-0001 (see attachments 1 and 2). The applicant proposes to rezone the subject property from R-4 to R-4 PD zoning. This rezoning would allow the applicant to split the parcel with an existing residence on each parcel. The 14,602 square foot lot would be divided to provide a 5,000 square foot parcel (49' x 102.05') at 1810 Clinton Avenue (street frontage) and a 9,601 square foot parcel (49' x 195.95') at 1812 Clinton Avenue (lagoon frontage). As part of the subdivision, 1810 Clinton Avenue will be restored to a single-family residence. The proposal also includes designation of parking spaces for the remaining three residential units on the property as well as creating private and common open space for the residents (Tentative Parcel Map is on file in the Clerk's office). Construction activity would include development of a shared parking area in the middle of the site and limited exterior and interior structural alterations in order to restore 1810 Clinton to a single-family residence.

DISCUSSION/ANALYSIS

The Planning Board's recommendation is based upon a positive analysis of the project in regards to its consistency with Zoning standards and the General Plan as well as the ability to make the required findings for the Planned Development, Rezoning, and Parcel Map. Please refer to Attachment 3 Planning Board staff report for details.

**Re: Public Hearing, Intro
of Ordinance and Reso 5-B
3-21-06**

ALAMEDA MUNICIPAL CODE/POLICY DOCUMENT REFERENCE

Actions taken on this item would not affect or deviate from any local Codes, Regulations, and Policies.

BUDGET CONSIDERATIONS/ FISCAL IMPACT

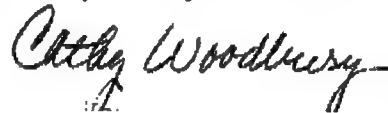
No additional funding is necessary relating to Planning activities for this project.

RECOMMENDATION

The Planning Board recommends that the City Council:

1. Approve Rezoning, R05-0002, a Zoning Ordinance Amendment to add a Planned Development overlay to a property located within an R-4 (Neighborhood Residential) Zoning District, based on the findings and subject to the conditions contained in the draft Resolution;
2. Approve the tentative Parcel Map, PM06-0001, to allow the division of an existing 14,602 square foot residential lot into two parcels and direct staff to approve the final parcel map, subject to compliance with City of Alameda standards.

Respectfully submitted,



Cathy Woodbury
Planning and Building Director

By: 
Dennis Brighton
Planner II

ATTACHMENTS:

1. Planning Board Minutes, February 13, 2006
2. Planning Board Resolution, PB-06-05, February 13, 2006
3. Planning Board Staff Report, February 13, 2006 (without attachments)

cc: Janice Graham, 1812 Clinton Avenue, Alameda, CA 94501

7. CONSENT CALENDAR:

- 7-A. **PD05-0001/R05-0002/PM06-0001 – Janice Graham – 1810 & 1812 Clinton Avenue (EP).** The applicant requests a rezoning to add a Planned Development overlay to the existing R-4 (Neighborhood Residential) district, and Planned Development and Parcel Map approvals to allow the division of an existing 14,602 square foot residential lot into two parcels, each with an existing, detached duplex. As part of the project, the applicant will restore the duplex on the front parcel to a single family residence. The property is located within an R-4 (Neighborhood Residential) Zoning District.

M/S Lynch/Cook and unanimous to adopt Planning Board Resolution No. PB-06-05 to approve a rezoning to add a Planned Development overlay to the existing R-4 (Neighborhood Residential) district, and Planned Development and Parcel Map approvals to allow the division of an existing 14,602 square foot residential lot into two parcels, each with an existing, detached duplex. As part of the project, the applicant will restore the duplex on the front parcel to a single family residence.

AYES – 5 (McNamara absent); NOES – 0; ABSTAIN – 0

CITY OF ALAMEDA PLANNING BOARD
RESOLUTION NO. PB-06-05

A RESOLUTION OF THE PLANNING BOARD OF THE CITY OF ALAMEDA APPROVING PLANNED DEVELOPMENT PD05-0001 AND RECOMMENDING THAT THE CITY COUNCIL APPROVE REZONING, R05-0002 TO ADD A PLANNED DEVELOPMENT OVERLAY TO AN EXISTING R-4, NEIGHBORHOOD RESIDENTIAL DISTRICT ZONING AND PARCEL MAP PM06-0001 TO ALLOW THE DIVISION OF A 14,602 SQUARE FOOT PARCEL INTO TWO LOTS AT 1810/1812 CLINTON AVENUE. THE PROPERTY IS LOCATED WITHIN AN R-4 (NEIGHBORHOOD RESIDENTIAL) ZONING DISTRICT.

WHEREAS, an application was made on March 28, 2005 by Janice Graham requesting a Parcel Map, PM06-0001 to allow the division of a 14,602 square foot parcel at 1810/1812 Clinton Avenue into two lots; and

WHEREAS, Planning and Building Department staff determined that the proposed subdivision did not comply with minimum lot width requirement because the existing parcel is 49 feet wide where 50 feet is required; and

WHEREAS, an application was made on May 25, 2005 by Janice Graham requesting Rezoning, R05-0002, and Planned Development, PD05-0001, to rezone the property into an R-4 PD (Neighborhood Residential Planned Development) District and to establish a Planned Development to establish development standards for the site in order to facilitate the lot split; and

WHEREAS, all applications were deemed complete on January 31, 2006; and

WHEREAS, the Planning Board held a public hearing on this application on February 13, 2006, and examined pertinent maps, drawings, and documents; and

WHEREAS, the Planning Board has made the following findings with regard to the Planned Development approval:

1. **A Planned Development shall include at least two (2) acres of contiguous land unless the Planning Board finds that an area containing less than two (2) acres is suitable as a planned development by virtue of its location adjacent to other planned developments, unique historical or architectural character, topography, natural landscape features, parks or water areas, or other features requiring special treatment or protection.** This finding can be made. The property is located adjacent to the lagoon and is developed with two residences built prior in the early 1900s. Furthermore, the house at 1810 Clinton, is listed on the City's Historical Building Study List and will be restored to a single-family dwelling. The creation of opportunities for preserving historic properties and opportunities for homeownership are important goals in the General Plan that qualifies for "special treatment or protection" under the Planned Development process.

2. **All Planned Developments shall be consistent with the General Plan.** This finding can be made. The General Plan supports the creation of opportunities for preserving historic properties and opportunities for homeownership. Also, rezoning of the property to R-4-PD would not change the density characteristics of the neighborhood and would provide for lots sizes closer to the minimum 5,000 square foot standard.
3. **The proposed development is a more effective use of the site than is possible under the regulations for the district with which the PD District is combined.** This finding can be made. The lot split will create two individual parcels developed with existing residences, which improves economic opportunities for homeownership that would otherwise be unavailable with the multiple units on a single parcel. The project also facilitates the restoration of a historic residence back to a single-family dwelling.
4. **The project will not have a significant adverse effect on adjacent land uses in the City.** This finding can be made. The site is already developed and the Planned Development does not increase building and dwelling unit density. The proposal also complies with all development regulations in the Alameda Municipal Code and is consistent with the General Plan. Therefore, the project will not have a significant adverse effect on adjacent land uses in the City.

WHEREAS, the Planning Board has made the following findings with regard to the proposed Rezoning:

1. **The proposed rezoning from R-4 to R-4-PD does not affect the integrity of the General Plan.** This finding can be made. The project is consistent with General Plan guidelines for density within the Medium Density Residential designation.
2. **The proposed rezoning from R-4 to R-4-PD does not affect the general welfare of the community.** This finding can be made. The project complies with the General Plan and development regulations in the Alameda Municipal Code.
3. **The proposal is equitable.** This finding can be made. The project does not grant a special privilege not enjoyed by other properties in the vicinity. One existing property on the block is developed in a similar manner as the current proposal, and the project creates two parcels that are in similar size to existing properties in the neighborhood.

WHEREAS, the Planning Board has made the following findings with regard to the proposed Parcel Map:

1. **The proposal is consistent with the General Plan.** This finding can be made. The design and configuration of the proposed parcels is physically suitable for the site and

compatible with the lot sizes of surrounding properties. Furthermore, the newly created parcels comply with the density requirements in the General Plan.

2. **The proposed subdivision is not likely to create substantial adverse effects resulting in environmental damage or cause injury to fish or wildlife habitats.** This finding can be made. The site is located within an urban area that is not environmentally sensitive. Furthermore, the proposal does not result in major construction activities except for the creation of designated parking spaces for six vehicles and the renovation of an existing house.
3. **The design of the subdivision will not conflict with public easements.** This finding can be made. No improvements are proposed in the public right of way or in public easements.
4. **The design of the subdivision will not likely cause serious public health problems.** This finding can be made. The property is already developed and the proposal will create parcels similar to other properties in the vicinity.

THEREFORE BE IT RESOLVED that the Planning Board of the City of Alameda determines that the project is Categorically Exempt from CEQA, Guidelines, Section 15305 – Minor Alterations to Land Use Limitations and Section 15315 – Minor Land Division; and

BE IT FURTHER RESOLVED that the Planning Board of the City of Alameda approves Planned Development, PD05-0001 and recommends that the City Council approve Rezoning, R05-0002, to change the zoning classification of 1810/1812 Clinton Avenue to from R-4, Neighborhood Residential Zoning District to R-4-PD, Neighborhood Residential Planned Development District and to approve Parcel Map PM06-0001 to allow the subdivision of 1810/1812 Clinton Avenue in to two legal parcels, subject to the following conditions:

1. Approved Plan. The project Parcel Map shall be in substantial compliance with the plans prepared by Italo Calpestri, dated January 31, 2006, consisting of five (4) sheets, marked Exhibit A and on file in the office of the City of Alameda Planning and Building Department, subject to the following conditions:
2. Vesting. The subdivider shall record the Parcel Map within twelve (12) months of approval or conditional approval of the Parcel Map by the City Council, subject to compliance with all of the conditions of this approval. An extension of time, not to exceed an additional twelve (12) months, for the filing of the Parcel map may be granted by the City Council providing written application is made by the subdivider prior to the expiration of the approved Parcel map. Only one (1) extension may be granted.
3. Public Works. The Parcel Map shall be completed to the satisfaction of the Public Works Director and the Director of Planning and Building. The subdivider shall pay for all reasonable office and engineering costs expended by the City Engineer's office, including overhead, in conjunction with reviewing the Parcel Map, preparation of staff reports and in obtaining the map signature of the City's consulting surveyor.

4. The subdivider shall post a refundable cashier's check in the amount of \$400 to guarantee that a mylar copy of the recorded Parcel Map is provided in the form approved by the City Engineer.
5. The site shall be brought into compliance to the conditions of this project prior to final approval of the Parcel Map. Compliance shall include the installation of all on-site parking, landscaping, separation of utilities, and the conversion of 1810 Clinton Avenue to a single-family residence under valid City permits, subject to the satisfaction of the Director of Public Works and the Planning and Building Director.
6. The subdivider shall prepare a reciprocal access easement, with an agreement that both parcels share responsibility for the maintenance and repair of the driveway and shared parking facility to the satisfaction of the City Attorney and the Planning and Building Director. This agreement shall be included on the Certificate Page of the Parcel Map.
7. The final Parcel Map shall define the location of all utility and access easements, subject to approval of the Director of Public Works and the Planning and Building Director. Any existing utility laterals (e.g., gas, water and sewer) that serve the rear building (i.e., Parcel A, 1812 Clinton) that are underneath the front building (i.e., Parcel B, 1810 Clinton) shall be relocated clear of the front building prior to approval of the Parcel Map by the City Council.
8. Utilities. An exception is granted to the requirement that all overhead electrical lines within the proposed subdivision shall be placed underground pursuant to Section 30-84.7 of the City Subdivision Ordinance.
9. Codes Compliance. All improvements shall conform to the Alameda Municipal Code.
10. Compliance with Laws. The applicant shall comply with all federal, state and local laws and shall file with relevant federal, state and local agencies for required permits. The applicant shall comply with all conditions of such permits. All required Federal, State, regional, and local permits shall be obtained prior to occupancy.
11. Hold Harmless. The City of Alameda requires as a condition of this approval that the applicant, or its successors in interest, defend, indemnify, and hold harmless the City of Alameda or its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, and employees to attack, set aside, void, or annul, an approval of the City concerning the subject property. The City of Alameda shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding, or the City fails to cooperate in the defense, the applicant shall not hereafter be responsible to defend, indemnify, or hold harmless the City.

12. Acknowledgement of Conditions. The applicant shall acknowledge in writing all of the conditions of approval and must accept this permit subject to those conditions and with full awareness of the applicable provisions of Chapter 30 of the Alameda Municipal Code in order for this approval to be exercised.

The decision of the Planning Board shall be final on the Planned Development unless appealed to the City Council, in writing and within ten (10) days of the decision, by Notice of Appeal stating the appellant claims that either the Board's decision is not supported by its findings or its findings are not supported by the evidence in the record.


PASSED AND ADOPTED this 13th day of February 2006 by the Planning Board of the City of Alameda by the following vote:

AYES: (5) Lynch, Cook, Cunningham, Kohlstrand, and Mariani

NOES: (0)

ABSENT: (1) McNamara

ATTEST:


Cathy Woodbury, Secretary
City Planning Board

Acknowledgment of Conditions:

I hereby acknowledge receipt of Planning Board Resolution No. PB-06-05 for the Planning Board's approval of Planned Development Plan, PD05-0001, approved on February 13, 2006, and in accordance with Conditions herein, I hereby verify that I understand and agree to comply with the Conditions of Approval of said Planning Board Resolution No. PB-06-05 and the applicable provisions of Chapter 30 of the Alameda Municipal Code (Zoning Ordinance).

Executed at: _____ By: _____
City Applicant

On: _____
Date Title

APPLICANT MUST FILL OUT AND RETURN TO THE PLANNING & BUILDING DEPARTMENT.

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**CITY OF ALAMEDA
PLANNING AND BUILDING DEPARTMENT**

STAFF REPORT

ITEM NO.: **7-A**

APPLICATION: **PD05-0001; R05-0002; PM06-0001 – Janice Graham – 1810/1812 Clinton Avenue.** The applicant requests a rezoning to add a Planned Development overlay to the existing R-4 (Neighborhood Residential) district, and Planned Development and Parcel Map approvals to allow the division of an existing 14,602 square foot residential lot into two parcels, each with an existing, detached duplex. As part of the project, the applicant will restore the duplex on the front parcel to a single-family residence. The property is located within an R-4 (Neighborhood Residential) Zoning District.

GENERAL PLAN: Medium- Density Residential

ENVIRONMENTAL DETERMINATION: Categorically Exempt from State CEQA Guidelines, Section 15305 – Minor Alterations to Land Use Limitations; 15315 – Minor Land Divisions.

STAFF PLANNER: Dennis Brighton, Planner II

RECOMMENDATION: Recommend to the City Council approval of rezoning the property to R-4 PD and the Parcel Map to create two lots.

ACRONYMS: AMC – Alameda Municipal Code

ATTACHMENTS:

1. Draft Resolution
2. Parcel Map
3. Site Plan
4. Landscaping Plan

I. BACKGROUND/PROPOSAL SUMMARY

A. Existing Site Conditions

The subject parcel is 14,602 square feet and is 49 feet wide and 298 feet deep. The parcel is located along the lagoon and contains two residential duplexes, with one duplex at the front and

Alameda Planning Board

Staff Report

Meeting of February 13, 2006

Attachment 3

one duplex at the rear of the parcel. The duplex fronting Clinton Avenue (1810 Clinton) was built in 1906 and is listed on the City's Historical Building Study List. The duplex located at the rear of the parcel (1812 Clinton) was built in 1912. A single driveway extends from the street to an uncovered parking area between the two houses.

Under the development regulations in the R-4 district, newly created parcels must be a minimum of 5,000 square feet in size and have a width of at least 50 feet. Subdivision proposals that meet these two requirements may apply for Parcel Map approval to create separate parcels. For the subject property, however, complying with the minimum width requirement is not possible due to its existing width of 49 feet where 50 feet is required. As a result, the parcel subdivision cannot be processed simply with a Parcel Map application.

B. Establishment of Small Lot Planned Development

In 1992, the Alameda Municipal Code was amended to provide for a Planned Development Overlay Zone for small parcels (under two acres) developed with two or more existing single-family dwellings. In order to qualify as a Planned Development, a proposal must be consistent with the General Plan and must contain a minimum of two (2) acres unless the Planning Board finds that a lesser area is suitable by virtue of its location adjacent to other planned developments, unique historical or architectural character, topography, natural landscape features, parks or water areas, or other features requiring special treatment or protection (Subsection 3-4.13(c)(2)).

C. Proposal Summary

Due to the property width of 49 feet, where 50 feet is required for newly created parcels, the applicant is requesting Planned Development approval to allow subdivision of the lot into two parcels without having to meet the minimum width requirement in the R-4 district. The Planned Development process allows development standards such as lot size and lot dimensions to be customized to the characteristics of the site, and only under a Planned Development may the subject property be subdivided into two parcels.

The applicant proposes to rezone the subject property from R-4 to R-4 PD zoning. This rezoning would allow the applicant to split the parcel with an existing residence on each parcel. The 14,602 square foot lot would be divided to provide a 5,000 square foot (49' x 102.05') parcel at 1810 Clinton (Street frontage) and a 9,601 square foot parcel (49' x 195.95') at 1812 Clinton Avenue (lagoon frontage). As part of the subdivision, 1810 Clinton Avenue will be restored back into a single-family residence. The proposal also includes designation of parking spaces for the remaining three residential units on the property as well as creating private and common open space for the residents.

No construction is proposed except for the creation of a shared parking area in the middle of the site and limited exterior and interior structural alterations in order to restore 1810 Clinton to a single-family residence.

The parking configuration would include the maintenance of two parking spaces designated for 1810 Clinton and four parking spaces that would be designated for 1812 Clinton. Of the four parking spaces that are designated for 1812 Clinton, two spaces would encroach into the newly formed parcel of 1810 Clinton (see Site Plan, Attachment 3). The structural alterations to 1810 Clinton would include alterations to the front entrance and reconfiguration of the structure's interior to convert 1810 Clinton back to a single-family residence and will be subject to a future Minor Design Review approval processed at staff level prior to final approval of the Parcel Map.

D. Surrounding Land Use

North – Clinton Avenue, Single and Multi-family Residences
West- Single and Multi-family Residences fronting Union Street
South- Lagoon
East- Single and Multi-family Residences

E. Permit Process

The Alameda Municipal Code provides that an approved Planned Development constitutes a Preliminary Plan. Therefore, with the direction provided by the conditional approval of the Planned Development, the applicant may proceed with the Parcel Map application.

The City Council must act on the Parcel Map and, if approved, also confirm that the conditions of approval have been satisfied before the Parcel Map may be recorded. This can occur at the same City Council meeting if the applicant has satisfied all conditions. Otherwise, the City Council can take action at two separate meetings.

II. ENVIRONMENTAL REVIEW

This proposal is Categorical Exempt from CEQA Guidelines Section 15305 – Minor Alterations to Land Use Limitations and 15315 – Minor Land Divisions.

III. STAFF ANALYSIS

A. Zoning Compliance

The need to rezone the property to R-4 PD to complete the lot split is because the parcel is one foot less than the minimum width requirements for all new lots. The parcel is 49 feet wide where 50 feet is required. If the parcel were one foot wider, the proposal would need only a Parcel Map approval to complete the lot split.

The following table compares the project conditions with those required by the Alameda Municipal Code (AMC).

Table 1: Compliance with Development Standards for Height, Lot Coverage, and Setbacks			
<i>Description</i>	<i>AMC Standard</i>	<i>Parcel B (1810 Clinton)</i>	<i>Parcel A (1812 Clinton)</i>
Front Setback	20'	16'8"	38'0"
Right Side Setback	5'	5'	13'6"
Left Side Setback	5'	13'5"	3'6"
Rear Setback	20'	40'0"	102'0"
Lot Coverage	50%	20%	16%
Usable Open Space	400 sq.ft./unit	N/A*	>800 sq.ft.
Private Open Space	120 sq.ft./unit	N/A*	120 sq.ft./unit
Parking	2 spaces/unit	2 spaces	4 spaces

*Open Space not applicable for single-family residences.

Data highlighted in bold text denotes areas that are non-conforming with the AMC development regulations for the R-4 district. These include the existing front yard setback for the house at 1810 Clinton, and the side yard setback on the left side of the house at 1812 Clinton. The Planned Development with the proposed lot split would legalize these two nonconforming conditions. All other aspects of the property currently comply, or would be made to comply under the lot split.

B. General Plan Consistency

The General Plan designates this property for Medium Density Residential, with a minimum lot density of 2,000 square feet per dwelling unit, and an overall expected density range of 8.8 to 21.8 units per acre. This density will be maintained for this proposal, and this project supports other policies of the General Plan and Housing Element. Pertinent General Plan and Housing Element policies are:

General Plan Policies:

- 2.4.e Expand housing opportunities for households in all income groups.
- 2.4.f Protect and restore Alameda's outstanding residential architecture of all periods and styles.
- 2.4.l Preserve historic districts and buildings of architectural significance.

Housing Element - Housing Policies:

- a.i. Promote the conservation and rehabilitation of the City's existing housing stock.
- a.ii. Preserve and expand the City's supply of affordable rental and ownership housing for low and moderate-income households.
- a.v. Maintain the integrity of existing residential neighborhoods by protecting and enhancing the historic architecture and ensuring that new development respects the density, physical, and aesthetic character of the neighborhood and surrounding areas.

The General Plan supports the rezoning of this property because it defines the creation of opportunities for preserving historic properties and opportunities for homeownership as important goals qualifying for “special treatment or protection” under the Planned Development process (Subsection 3-4.13(c)(2)). A rezoning of the property to R-4 PD would not change the density characteristics of the neighborhood and would provide for lot sizes closer to the minimum 5,000 square foot standard.

C. Planned Development Findings

In order to approve the Planned Development application, the Planning Board must make all of the following findings:

1. **A Planned Development shall include at least two (2) acres of contiguous land unless the Planning Board finds that an area containing less than two (2) acres is suitable as a planned development by virtue of its location adjacent to other planned developments, unique historical or architectural character, topography, natural landscape features, parks or water areas, or other features requiring special treatment or protection.** This finding can be made. The property is located adjacent to the lagoon and is developed with two residences built in the early 1900s. Furthermore, the house at 1810 Clinton, is listed on the City’s Historical Building Study List and will be restored to a single-family dwelling. The creation of opportunities for preserving historic properties and opportunities for homeownership are important goals in the General Plan that qualify for “special treatment or protection” under the Planned Development process.
2. **All Planned Developments shall be consistent with the General Plan.** This finding can be made. The General Plan supports the creation of opportunities for preserving historic properties and opportunities for homeownership. Also, rezoning of the property to R-4-PD would not change the density characteristics of the neighborhood and would provide for lot sizes closer to the minimum 5,000 square foot standard.
3. **The proposed development is a more effective use of the site than is possible under the regulations for the district with which the PD District is combined.** This finding can be made. The lot split will create two individual parcels developed with existing residences, which improves economic opportunities for homeownership that would otherwise be unavailable with the multiple units on a single parcel. The project also facilitates the restoration of a historic residence back to a single-family dwelling.
4. **The project will not have a significant adverse effect on adjacent land uses in the City.** This finding can be made. The site is already developed and the Planned Development does not increase building and dwelling unit density. The proposal also complies with all development regulations in the Alameda Municipal Code and is consistent with the General Plan. Therefore, the project will not have a significant adverse effect on adjacent land uses in the City.

D. Rezoning Findings:

1. **The proposed rezoning from R-4 to R-4-PD does not affect the integrity of the General Plan.** This finding can be made. The project is consistent with General Plan guidelines for density within the Medium Density Residential designation.
2. **The proposed rezoning from R-4 to R-4-PD does not affect the general welfare of the community.** This finding can be made. The project complies with the General Plan and development regulations in the Alameda Municipal Code.
3. **The proposal is equitable.** This finding can be made. The project does not grant a special privilege not enjoyed by other properties in the vicinity. One existing property on the block is developed in a manner similar to the current proposal, and the project creates two parcels that are similar in size to existing properties in the neighborhood.

E. Parcel Map Findings:

1. **The proposal is consistent with the General Plan. This finding can be made.** The design and configuration of the proposed parcels is physically suitable for the site and compatible with the lot sizes of surrounding properties. Furthermore, the newly created parcels comply with the density requirements in the General Plan.
2. **The proposed subdivision is not likely to create substantial adverse effects resulting in environmental damage or cause injury to fish or wildlife habitats.** This finding can be made. The site is located within an urban area that is not environmentally sensitive. Furthermore, the proposal does not result in major construction activities except for the creation of designated parking spaces for six vehicles and the renovation of an existing house.
3. **The design of the subdivision will not conflict with public easements.** This finding can be made. No improvements are proposed in the public right of way or in public easements.
4. **The design of the subdivision will not likely cause serious public health problems.** This finding can be made. The property is already developed and the proposal will create parcels similar to other properties in the vicinity.

IV. RECOMMENDATION

The Planning and Building Director recommends that the Planning Board hold a public hearing, consider all pertinent testimony and information, then act to approve Planned Development PD05-0001 and recommend approval to the City Council on Rezoning R05-0002 and Parcel Map PM06-0001, based upon the findings contained in the attached Draft Resolution.

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Approved as to Form

CITY ATTORNEY

CITY OF ALAMEDA ORDINANCE NO. _____
New Series

RECLASSIFYING AND REZONING CERTAIN
PROPERTY WITHIN THE CITY OF ALAMEDA BY
AMENDING ZONING ORDINANCE NO. 1277, N.S.,
FROM R-4 (NEIGHBORHOOD RESIDENTIAL) ZONING
DISTRICT TO R-4-PD (NEIGHBORHOOD
RESIDENTIAL-PLANNED DEVELOPMENT) ZONING
DISTRICT, FOR THAT PROPERTY LOCATED AT 1810
AND 1812 CLINTON AVENUE

BE IT ORDAINED by the City Council of the City of Alameda that:

Section 1. Section 11-116 of Ordinance No. 1277, N.S., is hereby amended
by reclassifying from R-4 (Neighborhood Residential) Zoning District to R-4-PD
(Neighborhood Residential-Planned Development) Zoning District all the real property
situated within the City of Alameda, County of Alameda, State of California, bounded by
Clinton Avenue on the north, the lagoon on the south and private property boundaries on
the east and west, described as follows:

Gross Square Feet	Assessor's Parcel/ Address	Existing Zoning To	Rezoned
14,602	074-1255-092 1810/1812 Clinton Avenue	R-4	R-4-PD

Section 2. The above amendment shall be known as and referenced to as
Reclassification and Rezoning Amendment No. 198 to Ordinance No. 1277, N.S.

Section 3. This Ordinance shall be in full force and effect from and after the
expiration of thirty (30) days from the date of its final passage.

Presiding Officer of the Council

Attest:

Lara Weisiger, City Clerk
City of Alameda

* * * * *

Introduction of Ordinance #5-B
3-21-06

I, the undersigned, hereby certify that the foregoing Ordinance was duly and regularly adopted and passed by Council of the City of Alameda in regular meeting assembled on the ____ day of _____, 2006, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the official seal of said City this ____ day of _____, 2006.

Lara Weisiger, City Clerk
City of Alameda

CITY OF ALAMEDA RESOLUTION NO. _____

APPROVING PARCEL MAP PM06-0001 TO ALLOW THE DIVISION OF A 14,602 SQUARE FOOT PARCEL INTO TWO LOTS AT 1810/1812 CLINTON AVENUE. THE PROPERTY IS LOCATED WITHIN AN R-4 (NEIGHBORHOOD RESIDENTIAL) ZONING DISTRICT.

WHEREAS, an application was made on March 28, 2005 by Janice Graham requesting a Parcel Map, PM06-0001 to allow the division of a 14,602 square foot parcel at 1810/1812 Clinton Avenue into two lots; and

WHEREAS, all applications were deemed complete on January 31, 2006; and

WHEREAS, the subject property is designated as Medium Density Residential on the General Plan Diagram; and

WHEREAS, the subject property is located in a R-4, Neighborhood Residential Zoning District; and

WHEREAS, the Planning Board held a public hearing on this application on February 13, 2006, and examined pertinent maps, drawings, and documents; and

WHEREAS, the Planning Board unanimously approved a resolution recommending City Council approval of the proposed tentative Parcel Map; and

WHEREAS, the City Council held a public hearing on this application on March 21, 2006, and examined pertinent maps, drawings, and documents; and

WHEREAS, the City Council makes the following findings:

WHEREAS, the Planning Board has made the following findings with regard to the proposed Parcel Map:

1. **The proposal is consistent with the General Plan.** This finding can be made. The design and configuration of the proposed parcels is physically suitable for the site and compatible with the lot sizes of surrounding properties. Furthermore, the newly created parcels comply with the density requirements in the General Plan.
2. **The proposed subdivision is not likely to create substantial adverse effects resulting in environmental damage or cause injury to fish or wildlife habitats.** This finding can be made. The site is located within

Approved as to Form
CITY ATTORNEY

an urban area that is not environmentally sensitive. Furthermore, the proposal does not result in major construction activities except for the creation of designated parking spaces for six vehicles and the renovation of an existing house.

3. **The design of the subdivision will not conflict with public easements.** This finding can be made. No improvements are proposed in the public right of way or in public easements.
4. **The design of the subdivision will not likely cause serious public health problems.** This finding can be made. The property is already developed and the proposal will create parcels similar to other properties in the vicinity.

THEREFORE BE IT RESOLVED that the Planning Board of the City of Alameda determines that the project is Categorically Exempt from CEQA, Guidelines, Section 15305 – Minor Alterations to Land Use Limitations and Section 15315 – Minor Land Division; and

BE IT FURTHER RESOLVED that the City Council hereby approves Parcel Map PM06-0001, subject to the following conditions:

1. Approved Plan. The project Parcel Map shall be in substantial compliance with the plans prepared by Andreas Deak, dated August, 2005, consisting of five (1) sheet, titled Parcel Map No. 8611, marked Exhibit A and on file in the office of the City of Alameda Planning and Building Department, subject to the following conditions:
2. Vesting. The subdivider shall record the Parcel Map within twelve (12) months of approval or conditional approval of the Parcel Map by the City Council, subject to compliance with all of the conditions of this approval. An extension of time, not to exceed an additional twelve (12) months, for the filing of the Parcel Map may be granted by the City Council providing written application is made by the subdivider prior to the expiration of the approved Parcel Map. Only one (1) extension may be granted.
3. Public Works. The Parcel Map shall be completed to the satisfaction of the Public Works Director and the Director of Planning and Building. The subdivider shall pay for all reasonable office and engineering costs expended by the City Engineer's office, including overhead, in conjunction with reviewing the Parcel Map, preparation of staff reports and in obtaining the map signature of the City's consulting surveyor.

4. The subdivider shall post a refundable cashier's check in the amount of \$400 to guarantee that a mylar copy of the recorded Parcel Map is provided in the form approved by the City Engineer.
5. The site shall be brought into compliance to the conditions of this project prior to final approval of the Parcel Map. Compliance shall include the installation of all on-site parking, landscaping, separation of utilities, and the conversion of 1810 Clinton Avenue to a single-family residence under valid City permits, subject to the satisfaction of the Director of Public Works and the Planning and Building Director.
6. The subdivider shall prepare a reciprocal access easement, with an agreement that both parcels share responsibility for the maintenance and repair of the driveway and shared parking facility to the satisfaction of the City Attorney and the Planning and Building Director. This agreement shall be included on the Certificate Page of the Parcel Map.
7. The final Parcel Map shall define the location of all utility and access easements, subject to approval of the Director of Public Works and the Planning and Building Director. Any existing utility laterals (e.g., gas, water and sewer) that serve the rear building (i.e., Parcel A, 1812 Clinton) that are underneath the front building (i.e., Parcel B, 1810 Clinton) shall be relocated clear of the front building prior to approval of the Parcel Map by the City Council.
8. Utilities. An exception is granted to the requirement that all overhead electrical lines within the proposed subdivision shall be placed underground pursuant to Section 30-84.7 of the City Subdivision Ordinance.
9. Codes Compliance. All improvements shall conform to the Alameda Municipal Code.
10. Compliance with Laws. The applicant shall comply with all Federal, State, regional, and local laws and shall file with relevant Federal, State, regional, and local agencies for required permits. The applicant shall comply with all conditions of such permits. All required Federal, State, regional, and local permits shall be obtained prior to occupancy.
11. Hold Harmless. The City of Alameda requires as a condition of this approval that the applicant, or its successors in interest, defend, indemnify, and hold harmless the City of Alameda or its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, and employees to attack, set aside, void, or annul, an approval of the City concerning the subject property. The City of

Alameda shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding, or the City fails to cooperate in the defense, the applicant shall not hereafter be responsible to defend, indemnify, or hold harmless the City.

12. Acknowledgement of Conditions. The applicant shall acknowledge in writing all of the conditions of approval and must accept this permit subject to those conditions and with full awareness of the applicable provisions of Chapter 30 of the Alameda Municipal Code in order for this approval to be exercised.

OTHER CONDITIONS

Conditions Applicable Prior to Approval of the Parcel Map by the Director of Public Works and the Planning and Building Director

13. The subdivider shall provide one mylar copy of the recorded Parcel Map.
14. A Maintenance Agreement for the maintenance of the common access and parking areas shall be prepared to the satisfaction of the City Attorney. The City Attorney review will include, but not be limited to, a review of provisions designed to ensure that all future common areas and parking areas would be well maintained and that shared access will be maintained.

The decision of the City Council shall be final.

NOTICE. No judicial proceedings subject to review pursuant to California Code of Civil Procedure Section 1094.5 may be prosecuted more than ninety (90) days following the date of this decision plus extensions authorized by California Code of Civil Procedure Section 1094.6

NOTICE. The conditions of project approval set forth herein include certain fees and other exactions. Pursuant to Government Code Section 66020 (d) (1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations and exactions. The applicant is hereby further notified that the 90 day appeal period in which the applicant may protest these fees and other exactions, pursuant to Government Code Section 66020 (a) has begun. If the applicant fails to file a protest within this 90 day period complying with all requirements of Section 66020, the applicant will be legally barred from later challenging such fees or exactions.

* * * * *

I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Council of the City of Alameda in a regular meeting assembled on the _____ day of _____, 2006, by the following vote to wit:

AYES

NOES:

ABSENT:

ABSTENTIONS:

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the seal of said City this ____ day of _____, 2006.

Lara Weisiger, City Clerk
City of Alameda

CURRENT APPLICATIONS
ECONOMIC DEVELOPMENT COMMISSION
ONE VACANCY (COMMUNITY AT LARGE SEAT)
Partial term expiring 8/31/2009

Arthur A. Autorino

Robert A. Bonta

Michael R. Fassler

Claire C. Fitzgerald

Frederick F. Hollister

Jay L. Ingram

Janet W. Iverson

Carrolyn M. Kubota

Diane C. Litchesnstein

Christopher D. Lundeen

Stephanie L. Prothero

Valerie Ruma

Brad C. Shook

Jay G. Townley

Randy K. Watkins

CURRENT APPLICATIONS
FILM COMMISSION

	<u>Arts/Cultural</u>	<u>Comm-at-large</u>	<u>Film/Video Ind.</u>	<u>Historic Exp.</u>	<u>Retail/Prop. Mgmt.</u>	<u>Water/Marina Based</u>
John L. Abrate		X				
Marie Alison	X					
Geoffrey R. Alman	X		X			
Pamela J. Boyes			X			
Kevin D. Braband			X			
Michael C. Carey		X	X	X		X
Mark R. Chandler	X		X	X		
Sanford L. Clark	X					
Robert A. Clendenen	X	X	X	X	X	
Jeannette L. Copperwaite	X	X	X	X		
Michael P. Corbitt					X	
Harry W. Dahlberg	X	X	X			
Michelle L. Daniels					X	
Shaun P. Daniels			X			
Michael A. Dean		X			X	
Kenneth I. Dorrance		X	X	X	X	
David J. Duffin			X			
Richard E. Foregger			X			X
Mi'chelle Fredrick	X	X				

Revised 3/21/06

	<u>Arts/Cultural</u>	<u>Comm-at-large</u>	<u>Film/Video Ind.</u>	<u>Historic Exp.</u>	<u>Retail/Prop. Mgmt.</u>	<u>Water/Marina Based</u>
David S. Freeman		X				
Irma Garcia-Sinclair	X	X	X			
Rose F. Goodrich	X		X			
Liam B. Gray	X		X			
Orin D. Green			X			
Patricia A. Grey			X			
Leslie J. Hawksbee			X		X	
Bruce D. Hood			X			
Karen A. Jine			X			
John G. Kabasakalis			X			
Kelly M. Kearney	X	X	X	X		X
Suzanne M. LaBarre	X	X				
Anders H. Lee		X				
Jessica Lindsey	X	X	X			
Gerald C. Long						X
Maricel T. Loyola	X	X	X			
Cynthia J. Marsh		X	X		X	
Kathy L. Moehring		X	X			
Emil Radloff			X			
Roberto A. Rocha	X					

Revised 3/21/06

	<u>Arts/Cultural</u>	<u>Comm-at-large</u>	<u>Film/Video Ind.</u>	<u>Historic Exp.</u>	<u>Retail/Prop. Mgmt.</u>	<u>Water/Marina Based</u>
John T. Rohowits			X			
Dale T. Rosen	X	X				
Michael C. Schiess	X	X	X			
David G. Skaff		X	X			
Timothy Robert Smith			X			
Janelle Spatz				X		
Theatte (Teddy) B. Tarbor	X	X				
Patrick A. Tracey		X	X			X
Michael Jay Williams		X				
Edwin F. Winberg				X		
Matthew L. Wolfe		X				

CURRENT APPLICATIONS
HOUSING COMMISSION
ONE VACANCY (TENANT SEAT)
Partial term expiring 6/30/2006

Irene Balde

Michael John Torrey

UNAPPROVED MINUTES
MINUTES OF THE SPECIAL JOINT CITY COUNCIL
AND COMMUNITY IMPROVEMENT COMMISSION MEETING
TUESDAY- -MARCH 7, 2006- -7:25 P.M.

Mayor/Chair Johnson convened the Special Joint Meeting at 7:45 p.m.
Councilmember/Commissioner Daysog led the Pledge of Allegiance.

ROLL CALL- Present: Councilmembers/Commissioners Daysog,
deHaan, Gilmore, Matarrese, and
Mayor/Chair Johnson - 5.

Absent: None.

MINUTES

(06- CC/06- CIC) Minutes of the Special Joint City Council,
Alameda Reuse and Redevelopment Authority, Community Improvement
Commission, and Housing Authority Board of Commissioners Meeting
held on February 21, 2006. Approved.

Councilmember/Commissioner deHaan moved approval of the minutes.

Vice Mayor/Commissioner Gilmore seconded the motion, which carried
by unanimous voice vote - 5.

AGENDA ITEM

(06- CIC) Resolution No. 06-140, "Authorizing and Directing the
Execution of Loan Agreement Relating to the Issuance of Certain
Bonds by the California Statewide Communities Development
Authority, Approving Official Statement Relating to Such Bonds and
Authorizing and Approving Other Matters Relating Thereto." Adopted.

(06- A/CIC) Resolution No. 06-141, "Approving Authorizing and
Directing Execution of an Amended and Restated Joint Exercise of
Powers Agreement Relating to the California Statewide Communities
Development Authority." Adopted.

(06- /CC) Resolution No. 13928, "Approving the Borrowing of Funds
by the Community Improvement Commission of the City of Alameda from
California Statewide Communities Development Authority and
Providing Other Matters Relating Thereto." Adopted.

The Development Services Director gave a brief presentation.

Councilmember/Commissioner Matarrese moved adoption of the

resolutions.

Councilmember/Commissioner deHaan seconded the motion, which carried by unanimous voice vote - 5.

ADJOURNMENT

There being no further business, Mayor/Chair Johnson adjourned the Special Joint Meeting at 7:49 p.m.

Respectfully submitted,

Lara Weisiger, City Clerk
Secretary, Community Improvement
Commission

The agenda for this meeting was posted in accordance with the Brown Act.

CITY OF ALAMEDA RESOLUTION NO. _____

APPROVING AMENDED FINAL DESIGNS FOR DESIGN REVIEW DR05-0041, THE PROPOSED CINEPLEX AT 2305 CENTRAL AVENUE, AND DR05-0028, THE PROPOSED PARKING GARAGE AT 1416 OAK STREET

WHEREAS, an application was made by Alameda Entertainment Associates L.P. for Final Design Review, including consideration of Section 106 findings, for the proposed Cineplex at 2305 Central Avenue, the corner of Oak Street and Central Avenue; and

WHEREAS, an application was made by the City of Alameda (Development Services Department) for Final Design Review for construction of a new parking structure, including consideration of Section 106 findings, at 1416 Oak Street, the corner of Oak Street and Central Avenue; and

WHEREAS, the subject properties are located in a C-C-T (Community Commercial, Theater Combining) Zoning District; and

WHEREAS, a Mitigated Negative Declaration was prepared and adopted on May 3, 2005 for the Alameda Theater, Cineplex and Parking Structure Project ("Project") by the City Council. Since that time there has been no substantial change in the project or substantial changes in circumstances or new information of substantial importance involving a new significant effect on the environment or a substantial increase in the severity of previously identified significant effects that would warrant subsequent environmental analysis in accordance with CEQA Guidelines Section 15162; and

WHEREAS, on June 27, 2005 the Planning Board held a public hearing and approved DR05-0028 and DR05-0041; and

WHEREAS, Ani Dinusheva and Valerie Ruma appealed the approval of DR05-00028 and DR05-0041 on July 7, 2005; and

WHEREAS, the City Council held a public hearing and denied these appeals on August 16, 2005; and

WHEREAS, City Council requested staff to make additional design modifications; and

WHEREAS, the Historical Advisory Board reviewed the design modifications and considered the revised Section 106 findings on January 5, 2006; and

**Resolution #1 (CC)
Joint Meeting
3-21-06**

WHEREAS, on March 7, 2006 the State Historic Preservation Office concurred with the City's determination that the Project's effects on the historic properties within the area of potential effect would not be adverse; and

WHEREAS, on March 17, 2006, City staff provided the City Council with a staff report dated March 8, 2006 detailing and further explaining the above steps (A copy of this report and its attachments are attached hereto and incorporated in full by this reference); and

WHEREAS, on March 21, 2006 the City Council held a public hearing; and

WHEREAS, the City Council makes the following findings relative to Final Design Acceptance for DR05-0041:

1. The project will have no adverse effects on persons or property in the vicinity.

With implementation of the mitigation measures adopted for the Project, the impacts of this Project will be reduced to a less than significant level.

2. The project will be compatible and harmonious with the design and use of surrounding properties.

After review by the Historical Advisory Board and the Section 106 consultant, City staff revised the design of the Cineplex which is compatible and harmonious with the design and use of surrounding properties. The design is consistent with state and federal historic preservation policies and standards (i.e., *Secretary of Interior's Standards for Rehabilitation and Restoration*) and the State Historic Preservation Office has concurred that the Project's effects on the historic properties within the area of potential effect would not be adverse.

3. The Project will be consistent with the *Final Design Guidelines for the Proposed Cineplex*.

The Project meets the intent of the Design Guidelines adopted specifically for the project.

WHEREAS, the City Council makes the following findings relative to the Design Review Acceptance for DR05-0028:

1. The Project will have no adverse effects on persons or property in the vicinity.

With implementation of the mitigation measures adopted for the Project, the impacts of this Project will be reduced to a less than significant level.

2. The Project will be compatible and harmonious with the design and use of surrounding properties.

After review by the Historical Advisory Board and the Section 106 consultant, City staff revised the design of the garage which is compatible and harmonious with the design and use of surrounding properties. The State Historic Preservation Office has concurred that the Project's effects on the historic properties within the area of potential effect would not be adverse.

3. The Project will be consistent with the City's Design Review Guidelines.

The Project meets the intent of the City's Design Guidelines with building height, massing, setbacks and finishes which reflect and respect existing historic and architecturally significant structures in the vicinity.

THEREFORE BE IT RESOLVED that the City Council of the City of Alameda hereby approves DR05-0041 and DR05-0028, subject to the following conditions:

1. The Cineplex and parking garage shall be constructed in substantial conformity with plans titled "City of Alameda Cineplex and Parking Garage" dated March 9, 2006, prepared by Komorous-Towey Architects.
2. The colors of the proposed Cineplex shall be compatible with the Historic Alameda Theater to the satisfaction of the Planning and Building Director.
3. All windows shall be fitted with clear, non-tinted low e glass.
4. The minimum width of the proposed sidewalk along Oak Street shall be 10 feet wide.
5. Textured and colored pavement shall be installed along the mouth of the parking garage to the satisfaction of the Planning and Building Director.
6. The project shall be subject to the City of Alameda Public Art Ordinance. The Public Art Committee shall approve the designs and dimension of the proposed temporary mural on the north elevation of the public garage.
7. Prior to the issuance of a building permit for the Cineplex, the Planning Board shall approve the final lighting and signage program for the Cineplex. The final lighting plan shall be prepared by a professional lighting designer.

8. Prior to the issuance of any building permit for the public garage, the Planning Board shall approve the final lighting plan, signage program and landscaping plan for the parking garage. The final lighting plan shall be prepared by a professional lighting designer.

The interior illumination of the garage shall meet these minimum standards:

- Minimum Horizontal Illumination is 1 foot-candle.
 - The Minimum Horizontal Uniformity is 10:1 (Maximum/Minimum).
 - The Minimum Vertical Illumination is .5 foot-candles.
9. Vesting. This approval shall terminate one (1) year from the effective date of its approval, unless actual construction or alteration under valid permits has commenced within that time or the applicant applies for and is granted an extension prior to the expiration.
 10. Construction Noise. Construction noise impacts shall be minimized by restricting construction activities to the daytime hours specified by the Alameda Municipal Code. The current provisions limit construction to Monday through Friday, between 7:00 a.m. to 7:00 p.m., and on Saturday between 8:00 a.m. to 5:00 p.m., with no Sunday construction.
 11. Construction Soil Control. All construction contracts shall contain dust control clauses. The developer shall require that all contractors control the dust by watering exposed earth surfaces, covering trucks transporting fill to the site, and daily removal of earth or mud carried onto City streets from the project site.

* * * * *

CITY OF ALAMEDA
MEMORANDUM

To: Honorable Chair and
Members of the Community Improvement Commission

Honorable Mayor and
Councilmembers

From: Debra Kurita
Executive Director/City Manager

Date: March 8, 2006

(1) Consideration of updated Section 106 Report; and adoption of resolution approving amended designs for the cineplex and 350-space parking structure, at the corner of Oak Street and Central Avenue, within the C-C T (Community Commercial Theater) Zoning District; (2) Recommendation to adopt plans and specifications and authorize call for bids for the rehabilitation of the historic Alameda Theatre; and (3) Recommendation to adopt conceptual plans and specifications and authorize call for bids for design-build of the Civic Center Parking Garage, CIP No. 90-19.

BACKGROUND

The Community Improvement Commission (CIC) of the City of Alameda approved a Disposition and Development Agreement (DDA) with Alameda Entertainment Associates (AEA) for the historic Alameda Theater, Cineplex, and Parking Garage Project on May 3, 2005. On May 17, 2005, the CIC approved a Resolution of Necessity to acquire the historic Alameda Theater property by eminent domain, and in October 2005, the CIC obtained legal possession of the Alameda Theater. The overall project will consist of an eight-screen movie theater including a 484-seat single-screen theater in the historic Alameda Theater and seven screens in the new cineplex, 6,100 square feet of retail, and a 350-space parking garage. The restoration of the historic Alameda Theater as a first-run movie house has been a long-standing goal of the City as memorialized in the Downtown Vision Plan (2000), and the Economic Development Strategic Plan (2000). The development of a parking garage has been a goal for the Park Street Commercial District for many years, as memorialized in the City's General Plan (1991), the Downtown Vision Plan (2000), and the Economic Development Strategic Plan (2000).

The proposed parking garage will be located on City-owned land at 1416 Oak Street, generally at the corner of Oak Street and Central Avenue on the former Video Maniacs site. The garage will be bound by an existing Longs Drugs surface parking lot to the north, the existing historic Alameda Theater to the east, the proposed seven-screen cineplex to

**Re: Report and Reso #1
3-21-06**

Honorable Mayor and
Councilmembers

the south, and Oak Street to the west. The proposed parking garage will contain 350 parking spaces and is anticipated to provide:

- **Hours of Operation.** The garage will be open 24 hours a day, seven days a week.
- **Parking Rates.** The parking rates will be the same as on-street parking at \$0.50 per hour between the hours of 9:00 a.m. to 5:00 p.m. Monday through Saturday and free in the evenings and on Sunday.
- **Parking Equipment.** The garage will have "Pay by Space" multi-bay meters and accept payments from credit and debit cards, and cell phones. Patrons can pre-pay for up to five hours. Patrons will not have to walk back to their car once they have pre-paid for parking.
- **Parking Validation.** The new cineplex will validate parking for up to three hours.

The City was awarded a Brownfield Economic Development Initiative (BEDI) grant by the U.S. Department of Housing and Urban Development (HUD) for the construction of this parking garage component of the project in October 2004 and a Section 108 loan to assist with its financing in January 2006. Section 106 of the National Historic Preservation Act of 1966 (NHPA) requires federal agencies to consider the impacts of their undertakings (including federal loans and grants, and permits) on historic properties. Accordingly, the City prepared a Section 106 Documentation Report included as Attachment D of the City's Initial Study/Environmental Assessment (IS/EA) developed in conformance with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA) of 1969. The Section 106 Documentation Report was prepared by Carey & Company Architecture dated December 6, 2004. A detailed outline of the historic review and Section 106 compliance process for this project was prepared in a February 9, 2006 Off-Agenda Report (Attachment 1).

The complexity of the project has engendered significant discussion and debate about the design, operations, and impacts of the project. As a result, the City has engaged in an extensive and expanded community design and Section 106 review process related to all three components of the project. Additionally, the City created a project website in mid-August at <http://www.ci.alameda.ca.us/theater/>, developed a project brochure for the public that was sent to 15,000 households on December 16, 2005, conducted five public tours of the Alameda Theater on weekends and weeknights in December for approximately 100 local residents, and conducted 10 additional tours in January for approximately 200 additional residents. Lastly, the City will be broadcasting on the local public access channel a recorded tour of the historic Alameda Theater discussing the history of the Theater, its existing conditions, and the City's proposed scope of work for rehabilitating and restoring the theater to its original use as a movie theater.

Honorable Mayor and
Councilmembers

Over the last month, the City has also evaluated the feasibility of an alternative project proposed by the Citizens for a Megaplex Free Alameda (CMFA). Based on information provided on their website, CMFA's "Alternative Vision" proposes 1,000 seats in five screens in the historic Alameda Theater building only; a multi-level commercial building, plaza, and 180-space public parking structure on the adjacent parcel; and a 350-space garage on the Elks Lodge site. The City retained Architectural Resources Group (ARG), the City's historic preservation architect, and Keyser Marston Associates (KMA), the City's economic consultant, to evaluate the feasibility of the proposed Alternative Vision from historic preservation and financial perspectives, respectively.

The ARG report (Attachment 3) concluded that from a historic resource perspective, the Alternative Vision would have a greater impact on the significant historic spaces, features, and original fabric contained within the Alameda Theater than the City's proposed project, because the CMFA proposal has the potential to damage historic features and/or limit the view of historic elements from the public.

Based on the information provided on the website, the KMA memorandum (Attachment 4) did not find financial evidence of the Alternative Vision's ability to generate sufficient theater revenue to cover operating expenses, to fund fixture, furniture and equipment costs, to fund the capital costs not financed by the City, to provide a return to investors, or to pay rent to the City. By contrast, the City's proposal meets all of these financial feasibility objectives. Additionally, KMA questions the feasibility of the Alternative Vision's Elks Lodge parking structure proposal. Unlike that proposed parking garage site, the City does not own the Elks Lodge property and the Alternative Vision would require the City to acquire the Elk's Lodge at an unknown cost in addition to financing a parking structure itself.

DISCUSSION

(1) Section 106 Report and Revised Designs

The City's Section 106 consultant, Mr. Bruce Anderson, prepared a Section 106 Review and Findings Supplemental Report in December based on the revised cineplex and parking garage designs accepted by the City Council on November 1, 2005 (Attachment 7). Mr. Anderson expressed support for the revised cineplex design and made no suggestions for potential improvements to its façade. He did, however, recommend that Komorous Towey Architect's (the City's design architect) design services be continued through design development of the exterior of the cineplex to ensure that the final project results in a design consistent with the conceptual designs approved by the Council. In response to this finding, the cineplex developer, AEA, in conjunction with the City, will contract with KTA to provide transition services to the developer and his Architect of Record regarding design development of the façade of the cineplex.

Honorable Mayor and
Councilmembers

Mr. Anderson also provided positive feedback in his report regarding the revised exterior design of the parking garage. One recommendation in the report suggested modification of the color of the parking structure through the use of a "simplified and toned down color palette." He also suggested greater differentiation between the colors of the parking structure and the cineplex. In response, KTA selected new colors for the garage, which will be more closely related to each other with less contrast. These colors will also be more differentiated from, and more neutral than, the cineplex. Some variation between the vertical pilasters and the spandrel panels will be maintained.

Pursuant to the IS/EA's mitigation measures "Mitigation AES-1" and "Mitigation HIST-1," City staff requested comments from the HAB at their January 5, 2006 meeting regarding the issues raised in Mr. Anderson's supplemental Section 106 Report. The HAB did not provide specific comments regarding these issues, with the exception of one member's agreement with the report's recommendation to tone down the colors of the garage. HAB members did, however, express concern with the scale and massing of the project (see Attachment 9).

State Historic Preservation Officer Review

On behalf of the federal government, the State Historic Preservation Officer (SHPO) of the California Office of Historic Preservation is also required to conduct Section 106 review of the project and to assess the proposed project for compliance with the *Secretary of Interior's Standards for Rehabilitation and Restoration*. As part of the final stage of the Section 106 review process, SHPO reviewed the City's construction drawings for the rehabilitation and restoration of the historic Alameda Theater and the revised exterior designs of the garage and cineplex.

SHPO determined that the rehabilitation plans for the historic Theater are in compliance with the *Secretary of Interior's Standards* and do not create an adverse impact on the historic Alameda Theater, or historic district. (See Attachment 10.) SHPO also recommended some changes to the cineplex and garage exterior designs before it could make this same determination for these components of the project. In response to SHPO's comments, the City's design architect for the garage and cineplex, KTA revised their previous designs. The City presented the newly revised designs to SHPO at its offices in Sacramento on March 1, 2006. At that meeting, SHPO staff was highly complementary of the revised design for the cineplex building. The following sections outline SHPO's comments regarding KTA's previous designs as well as the changes made to the designs and presented to SHPO on March 1, 2006 in response to this feedback:

Cineplex Comments and Revisions

SHPO provided the City with a few more extensive comments regarding the façade of the cineplex:

Honorable Mayor and
Councilmembers

1) Certain features are oversized for the scale of the project (i.e., columns). SHPO requested the architect make the columns narrower and other features more diminutive.

City Response: KTA reduced the overall width of the columns and split them into two smaller separate, yet connected, columns to further reduce the appearance of their size. KTA also minimized the framing around the bay windows, allowing for a sleeker, glazed, and more vertical second-story look.

2) SHPO requested that the mid-block section of the façade (the section along Central Avenue where bay windows are proposed) and rounded corner element of the cineplex be simplified, the fluting on the columns eliminated; and the bay windows simplified.

City Response: KTA eliminated the fluting on the columns, simplified the articulation at the parapet; simplified the framing around the bay windows; and simplified the rounded corner element by reducing the number of vertical elements from five to three.

3) SHPO requested that the design avoid the 20-inch projection.

City Response: The 20-inch projection on Oak Street was eliminated by working closely with the developer to alter interior design elements. This did not require changing the cineplex screen sizes or seating capacity. The 20-inch projection along Central Avenue at the corner section of the building was eliminated by moving the face of the building out 20 inches, resulting in a reduction in the width of the sidewalk along this portion of Central Avenue. The sidewalk is currently 14 feet and will be reduced to approximately 12 feet at this portion of the building. The City will undertake the appropriate procedure to decrease the size of the sidewalk and correspondingly increase the parcel footprint along Central Avenue by 20 inches.

4) It was requested that a monolithic base at the bottom of the columns be created by using a more solid material (i.e., stone instead of tile).

City Response: KTA eliminated the use of tile at the base of the columns and changed the base material to granite.

5) SHPO requested a simpler, transparent connector between the cineplex and historic theater buildings.

City Response: KTA eliminated the rounded connector element between the historic theater and the cineplex and created a simplified transparent, glass connector, pushed back to the tangent point of the historic Theater's rounded corner.

Honorable Mayor and
Councilmembers

6) SHPO requested that KTA create a stronger relationship at the Central Avenue mid-block section between the upper and lower levels.

City Response: KTA extended the pilasters between bay windows down to the ground creating a stronger relationship between levels. KTA also added a vertical element through the middle of the bay windows and extended this through the transom windows.

Parking Garage Comments and Revisions

SHPO's comments regarding the garage were minimal and included requesting: (1) a reduction to the design articulation of the facade, and (2) use of a color scheme with less contrast and more differentiation from the cineplex, consistent with Bruce Anderson's Section 106 report. The City addressed both of these comments and revised the design articulation and colors of the garage facade. These changes are reflected in the Design Review Submittal (see Attachment 11).

Based on the City's March 1, 2006 responses to SHPO's earlier comments, SHPO determined that the entire project would be in compliance with the *Secretary of Interior's Standards* and there would be "no adverse effect" of the project on historic properties within the surrounding area, and requested no further design changes. Subsequently, SHPO sent a letter on March 7, 2006 confirming that the project would not have an "adverse effect" on historic properties within the Area of Potential Impact (APE). (See Attachment 10.)

(2) Call for Bids for Rehabilitation of the Historic Alameda Theater

The City will rehabilitate and restore the Alameda Theater to its original use as a movie theater in a unified eight-screen cineplex, including one screen in the historic Theater and seven screens in the attached new Cineplex structure. The main auditorium in the Alameda Theater will once again house a single-screen theater, including 484 seats and a screen over 45 feet wide, one of the largest movie auditoriums in the Bay Area. The main auditorium will be the signature auditorium for the entire theater complex and will be used to feature the most popular blockbuster films. All movie patrons will enter the theater through the restored historic lobby to access both the main auditorium and the new seven screens in the adjacent cineplex.

Currently, the Alameda Theater sits vacant and is in a state of deterioration. Over the last 30 years, the theater weathered significant changes to its interior, including overpainting of original leaf finishes, the removal of the original carpeting, and the installation of acoustical treatments over original painted surfaces. The City of Alameda proposes rehabilitating and restoring the historic Alameda Theater, including providing disabled access improvements, structural improvements, new mechanical and electrical systems, and improved acoustical

Honorable Mayor and
Councilmembers

treatments, as well as significant restoration and rehabilitation work on the lobby and main auditorium.

The exterior of the Alameda Theater building will be rehabilitated, with the marquee and storefront retail spaces returned to their original configurations. The lobby is the gateway to the entire complex, and as such, its finishes will be restored, based on extensive research and, in some cases, microscopic paint analysis. Significant rehabilitation work is planned for the auditorium including: regrading the floor in the auditorium, preservation and stabilization of finishes, relamping of the chandelier, light fixtures and light cove, repair and fire-treatment of the original curtain, repair and repainting of orchestra pit and stage stairs, and installation of stadium seating, among other work. Project construction is currently estimated to begin in Summer 2006 and is slated for completion in Summer 2007.

In the early 1970s, the historic floor plan and much of the character of the Alameda Theater was altered when two small screens were built in the balcony. Code issues require that the two theaters currently in place be demolished and removed. While at the current time, there is no immediate plan to reoccupy the balcony of the Alameda Theater, plans do not preclude the use of the balcony at a future date. A copy of the plans and specifications are on file in the City Clerk's Office.

(3) Call for Bids for Design-Build of the Civic Center Parking Garage

As provided by the City of Alameda Municipal Code Section 2-61.8 et. seq., the City will use a "design-build" contract to construct the garage. "Design-build" is a procurement process in which both the design and construction of a project are procured from a single entity. Design-build is best suited for projects of conventional design and construction, such as parking garages and office buildings. Parking garages are commonly built using this method, and there are companies that specialize in designing and constructing these structures. There are several advantages to a design-build procurement process including: (1) the owner's exposure to claims and change orders based on design deficiencies is substantially reduced because the same entity controls design and construction, (2) the owner requires a lower level of design service so the owner's design-related costs are lower, and (3) the project may proceed more quickly because the design-build contractor can begin construction before the detailed design is complete.

As prescribed by the City's design-build ordinance, City staff released a Request for Pre-Qualifications for design-build teams in March 2005 and was pleased to receive six Statements of Pre-Qualifications from highly qualified teams. City staff pre-qualified the three finalists, which included S.J. Amoroso in Redwood Shores, Overaa Construction in Richmond and West Bay Builders in Novato. Upon City Council approval, these finalists will receive conceptual plans and performance specifications for the design and construction of the parking garage and will be asked to provide a firm price bid for design and build services. Pursuant to the requirements the City's design-build ordinance, the City Council

Honorable Mayor and
Councilmembers

would meet to select the “lowest responsible bidder” upon receipt of the bids. Project construction is currently estimated to begin in Summer 2006 and is slated for completion in Summer 2007. A copy of the plans and specifications are on file in the City Clerk’s Office.

BUDGET CONSIDERATION/FINANCIAL IMPACT

(1) Section 106 Report and Approval of Revised Designs

The City Council action to consider the updated Section 106 report and approve the revised designs will not have a financial impact on the City.

(2) Call for Bids for Rehabilitation of the Historic Alameda Theater

The most recent update to the budget for the rehabilitation of the Alameda Theater and cineplex components of the project was presented in a November 9, 2005 Off-Agenda Report (Attachment 15). In this budget, the professional cost estimate for the construction costs associated with rehabilitating and restoring the Theater was estimated to be \$7.1 million (Attachment 12). The City’s Construction Manager and Architect of Record recommend escalating these construction costs by four percent due to time delays in bidding the rehabilitation project, resulting in an additional \$280,000 increase in construction costs. Time delays in bidding the theater are attributable to the extensive design review process required for the cineplex and parking garage components of the project and the strategy to keep the construction schedules of all three components of the project linked. The Theater budget also maintains a 15 percent construction contingency, despite completion of 100 percent construction drawings. Typically, construction contingencies are reduced below 10 percent once construction drawings are completed.

(3) Call for Bids for Design-Build of the Civic Center Parking Garage

City staff recently updated the November 2004 cost estimate for the parking garage, based on the latest revised design (see Attachment 13). The November 2004 estimate was prepared before the Design Review process for the garage commenced and was based on a generic, simple garage exterior not an articulated façade. Per direction provided by community members, the Planning Board and City Council throughout the Design Review process, the garage façade has become more articulated than originally assumed in November 2004. The updated cost estimate resulted in a \$730,000 increase in the parking garage budget due to both greater design articulation and construction cost inflation (see Attachment 14, Table 1).

The total cost of all three components of the project is currently estimated at \$27.8 million including construction contingencies. In addition, the project will include a \$5.4 million contribution from the developer for an overall private/public project valued at \$33.2 million. Sufficient funds are available to cover the \$730,000 increase in garage costs and allow for

Honorable Mayor and
Councilmembers

a \$1.2 million overall project contingency, above and beyond the \$27.8 million (see Attachment 14, Table 2). Specifically, the cost of the project will be financed by a combination of 2003 Merged Area Bonds, 2002 BWIP Bonds, and a HUD Section 108 loan/BEDI grant. The expenditure of the project funds continues to be monitored on an ongoing basis (see Attachment 14, Table 3). As of February 28, 2006, the City had expended 12 percent of its total available sources of funds for the Alameda Theater project.

Staff has also summarized the City's total actual and projected expenditure on professional architectural services for the historic Theater and parking garage and compared them to projected construction costs (see Attachment 14, Table 4). The City is expecting to expend a total of \$1.8 million in design services, which includes urban design planning and entitlement expenditures funded early in the pre-development process by annual tax increment, instead of bond proceeds. These urban planning expenditures are not typically included in a calculation of construction related architectural fees. Additionally, these design expenditures include Komorous-Towey Architects costs of re-designing the façade of the cineplex. These pre-development design expenditures represent 12 percent of the projected construction costs for the rehabilitation of the theater and the parking garage. Architectural fees typically range from 10 to 12 percent as a percentage of hard construction costs, and these fees are within industry standards.

ENVIRONMENTAL REVIEW

Implementation of the project requires local (City and CIC), state (State Office of Historic Preservation) and federal (HUD) actions, and therefore requires environmental under both the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). The City of Alameda as the "Lead Agency" under CEQA and the "Responsible Agency" under NEPA prepared a joint environmental document in the form of a CEQA-authorized Mitigated Negative Declaration (MND) supported by an Initial Study, and a NEPA-authorized Mitigated Finding of No Significant Impact (Mitigated FONSI) supported by an Environmental Assessment.

On November 8, 2004, a public meeting was held to take comments on the proposed scope of environmental review (Mitigated Negative Declaration/ Environmental Assessment) in accordance with HUD Environmental Regulations, Part 58. The draft Initial Study/Environmental Assessment determined that there would be no unavoidable significant impacts and proposed a limited number of standard mitigations to avoid potentially significant aesthetic, air quality, cultural/historical, environmental hazard, geological, noise and transportation impacts identified in the Initial Study/Environmental Assessment.

On May 3, 2005, the City Council adopted the Mitigated Negative Declaration and approved the project. Since that time, there have been no substantial changes in the

Honorable Mayor and
Councilmembers

project or substantial changes in circumstances or new information of substantial importance involving a new significant effect on the environment or a substantial increase in the severity of previously identified significant effects that would warrant subsequent environmental analysis in accordance with CEQA Guidelines Section 15162 or under NEPA. On September 1, 2005, HUD issued its release of funds to the City for the BEDI grant and Section 108 loan, completing its NEPA clearance process.

MUNICIPAL CODE/POLICY DOCUMENT CROSS REFERENCE

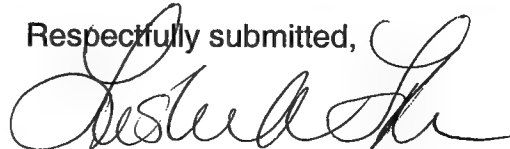
Alameda Downtown Vision Plan 2000 – Action B1.0 – Renovate/restore the Alameda Theater.

Alameda Downtown Vision Plan 2000 – Action F4 – Consider building a parking structure as part of a Downtown parking management program.

RECOMMENDATIONS FOR ITEMS 1-3

- 1) Consider the supplemental Section 106 Report prepared by Mr. Bruce Anderson pertaining to the proposed designs of the parking garage and cineplex, and approve designs pursuant to mitigation measures “Mitigation AES-1” and “Mitigation HIST-1,” as outlined the IS/EA adopted by the City on May 3, 2005;
- 2) Adopt resolution approving amended final designs for design review DR05-0041, the proposed cineplex at 2305 Central Avenue, and DR05-0028, the proposal parking garage at 1416 Oak Street;
- 3) Adopt the plans and specifications; authorize call for bids for rehabilitation of the Alameda Theater; and direct the Development Services Department to solicit bids from the pre-qualified General Contractors; and
- 4) Adopt the conceptual plans and specifications; authorize call for bids for design-build of the Civic Center Parking Garage, CIP No. 90-19; and direct the Development Services Department to solicit bids from the pre-qualified design-build teams.

Respectfully submitted,



Leslie A. Little
Development Services Director

Honorable Mayor and
Councilmembers



By: Dorene E. Soto
Manager, Business Development Division



Jennifer Ott
Development Manager

DK/LAL/DES/JO:rv

Attachments:

1. February 9, 2006 Off-Agenda Report: Historic Review and Section 106 Compliance Process for Alameda Theater, Cineplex, and Parking Structure Project
2. Chronology of Section 106 Review Process
3. Memorandum from Architectural Resources Group dated February 7, 2006
4. Memorandum from Keyser Marston Associates dated March 8, 2006
5. Section 106 Review and Findings: Rehabilitation of the Alameda Theater and Construction of New Cineplex and Public Parking Structure prepared by Robert Bruce Anderson (May 2005)
6. City of Alameda Response to May 2005 Report
7. Section 106 Review and Findings Supplemental Report: Rehabilitation of the Alameda Theater and Construction of New Cineplex and Public Parking Structure prepared by Robert Bruce Anderson (December 2005)
8. City of Alameda Response to Supplemental December 2005 Report
9. Minutes from January 5, 2006 HAB meeting
10. Letter from California Office of Historic Preservation dated March 7, 2006
11. Design Submittal for Proposed Cineplex and Parking Garage dated March 9, 2006
(on file in the City Clerk's Office)
12. Alameda Theater Budget Update, Webcor Buildings, 6-21-05
13. Alameda Civic Parking Structure Conceptual Estimate
14. Sources and Uses of Funds Information for Downtown Theater Project
15. November 9, 2005 Off-Agenda Report to Council, *Update of Executive Director's Funding Strategy for Historic Theater Rehabilitation, Cineplex, and Parking Garage*

Honorable Chair and
Members of the Community Improvement Commission

March 8, 2006
Page 12 of 12

Honorable Mayor and
Councilmembers

cc: Kyle Conner, Alameda Entertainment Associates, LP
Planning Board

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CITY OF ALAMEDA
Memorandum

OFF-AGENDA

To: Honorable Chair and
Members of the Community Improvement Commission

From: Debra Kurita
Executive Director

Date: February 9, 2006

Re: Historic Review and Section 106 Compliance Process for Alameda
Theater, Cineplex, and Parking Structure Project

BACKGROUND

The City was awarded a Section 108 loan and Brownfield Economic Development Initiative (BEDI) grant in October 2004 by the U.S. Department of Housing and Urban Development (HUD) for the construction of the parking garage component of the Alameda Theater, Cineplex, and Parking Structure Project. Section 106 of the Historic Preservation Act of 1966 (NHPA) requires federal agencies to consider the impacts of their undertakings (including federal loans and grants, and permits) on historic properties. Accordingly, the City prepared a documentation report required of Section 106 review included as Attachment D of the City's Initial Study/Environmental Assessment (IS/EA) developed in conformance with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA) of 1969. The documentation report was prepared by Carey & Company Architecture dated December 6, 2004.

The CIC adopted a negative declaration of environmental significance with mitigation measures supported by an Initial Study under CEQA and a finding of no significant impact supported by an Environmental Assessment under NEPA at the same time the Disposition and Development Agreement (DDA) for the project was approved on May 3, 2005. Mitigation measures "Mitigation AES-1: Project Visual Compatibility Impact" and "Mitigation HIST-1: Potential Project Design Effects on the Historic Resources" in the IS/EA adopted by the City both required that the City conduct additional Section 106 review (see attached).

Specifically, these mitigation measures require the following: (1) issuance of a Certificate of Approval (required by City code) for structural alterations to the Alameda Theater by the City's Historical Advisory Board (HAB); (2) review of the final designs of all three components of the project to ensure compliance with the *U.S. Secretary of the Interior's Standards for Rehabilitation and Restoration* by an independent professional that meets the *Secretary of the Interior's Proposed Historic Preservation Professional Qualification Standards*; (3) HAB and Planning Board consideration of the review

findings and any associated design refinements prior to approval of the architectural design.

DISCUSSION

Pursuant to the IS/EA's mitigation measures "Mitigation AES-1" and "Mitigation HIST-1," the City retained Mr. Bruce Anderson, a qualified historic preservation consultant, to review the original designs of the cineplex and parking garage. The HAB reviewed Mr. Anderson's findings and design refinement recommendations, prepared in May 2005, and provided comments regarding the findings on June 2, 2005. As outlined in the mitigation measures, the Planning Board considered the findings and the HAB's comments before approving the designs on June 27, 2005. On August 16, 2005, the City Council considered an appeal of the June 27th decision and upheld the Planning Board approval of the cineplex and garage designs contingent on revisions to the facades of both structures. Subsequently, the City requested that Mr. Anderson update his historic review findings in light of the revisions made to the exterior designs of the cineplex and parking garage.

City staff requested comments from the HAB at their January 5, 2006 meeting regarding the issues raised in Mr. Anderson's supplemental review prepared in December 2005, related to the revised facades of the cineplex and parking structure. The HAB did not provide comments regarding these issues, with the exception of one member's agreement with the Report's recommendation to tone down the colors of the garage. HAB members did, however, express discontent with the scale and massing of the project.

On behalf of the federal government, the State Historic Preservation Officer (SHPO) of the California Office of Historic Preservation is charged with reviewing the proposed project for compliance with the *Secretary of Interior's Standards*. With the near completion of a final design, the SHPO is currently reviewing the City's construction drawings for the rehabilitation and restoration of the historic Alameda Theater and the revised designs of the garage and cineplex as well as the historic review and Section 106 compliance process followed by the City to date. The City will be holding a working session with SHPO within the next two weeks to discuss the proposed designs and to provide the information and detail necessary to allow the SHPO to determine that the designs comply with the *Secretary of Interior's Standards*. SHPO's comments and any design refinements to the project, will be provided to the City Council for consideration as part of its staff report for the final design approval of the cineplex and parking garage facades. The public hearing for final approval of the revised designs, pursuant to "Mitigation AES-1" and "Mitigation HIST-1," is currently scheduled for March 21, 2006. If staff is able to accelerate the SHPO's schedule, it is possible that this could be done at the earlier March meeting. Staff will keep the CIC informed as to schedule.

RECOMMENDATION

This is for information only.

Respectfully submitted;



Leslie A. Little
Development Services Director



By: Dorene E. Soto
Manager, Business Development
Division



Jennifer Ott
Development Manager

DK/LAL/DES/JO:rv

Attachment

cc: City Manager
Assistant City Manager
City Attorney
City Clerk
Public Reference Binder

Attachment A

Mitigation Measures Related to Section 106 Review

Mitigation AES-I: Project Visual Compatibility Impact. Issuance of a Certificate of Approval by the City's Historic Advisory Board for structural alterations to the Alameda theater with project review and comments to the Planning Board would be required. Additionally, design review and approval by the Alameda Planning Board would be required to finalize the architectural design of the proposed project. To ensure that the final, more detailed project architectural design remains consistent with pertinent City visual and urban design policies and with state and federal historic preservation standards-- i.e., the *U.S. Secretary of the Interior's Standards for Rehabilitation and Restoration*, retain an independent historic preservation professional to review the project plans and specifications for consistency with these policies and standards. The retained independent professional shall meet the *Secretary of the Interior's Proposed Historic Preservation Professional Qualification Standards (1996) for Historic Architecture, Historic Preservation Planning and/or Architectural History*. Final Historical Advisory Board certification of the structural alterations to the Alameda theater and review and Planning Board approval of the project design review shall include consideration of these independent review findings and any associated design refinement recommendations. Project commitment to this mitigation measure would ensure that any adverse project visual incompatibility impacts would be reduced to a *less-than-significant level*.

Mitigation HIST-I: Potential Project Design Effects on the Historic Resources. To assure project compliance with City policies and standards and state and federal standards pertaining to the protection of historic resources (i.e., the Secretary of the Interiors Standards), issuance of the required Certificate of Approval for the structural alterations to the Alameda Theater by the City's Historical Advisory Board, and the required final design review and approval of the entire project by the City of Alameda Planning Board, shall include consideration of an independent review of the final project plans and specifications by a professional engaged in historic preservation. The review professional shall meet the *Secretary of the Interior's Proposed Historic Preservation Professional Qualification Standards (1996) for Historic Architecture, Historic Preservation Planning, and/or Architectural History*. Project commitment to this mitigation measure would reduce this impact to a *less-than-significant level*.

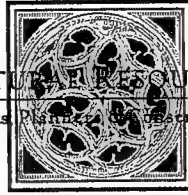
Chronology of Section 106 Review Process

This chronology outlines the process followed by the City to involve the community in the design process and in implementing its Section 106 review process.

- **February 2005** – In response to IS/EA mitigation measures, City retains Mr. Robert Bruce Anderson, a qualified independent historic preservation professional, to evaluate project compliance with the *U.S. Secretary of the Interior's Standards for Rehabilitation and Restoration*.
- **February 3, 2005** – HAB holds study session regarding Alameda Theater, Cineplex, and Parking Structure Project
- **February 14, 2005** – Planning Board holds study session regarding Alameda Theater, Cineplex, and Parking Structure Project.
- **February 28, 2005** – Planning Board study session to review Design Guidelines for cineplex component of the project.
- **March 14, 2005** -- Planning Board study session to review revisions to Design Guidelines for cineplex component of the project.
- **March 15, 2005** – City Council approves Design Guidelines for cineplex component of the project.
- **March 28, 2005** – Planning Board considers Design Review for parking garage component of the project.
- **April 7, 2005** – HAB considers proposed designs of cineplex and parking garage.
- **May 9, 2005** – Planning Board approves Preliminary Design Acceptance of proposed parking garage and cineplex designs.
- **May 2005** – Based on the designs preliminarily accepted by the Planning Board, Mr. Anderson completes his Section 106 review and prepares a Section 106 Review and Findings Report for all three components of the project.
- **June 2, 2005** – HAB approves issuance of Certificate of Approval for structural alterations to the Alameda Theater; requests additional review of proposed Alameda Theater exterior storefront design; considers Mr. Anderson's Section 106 report; and provides comments to Planning Board regarding proposed designs of cineplex and parking garage.
- **June 13, 2005** – Planning Board hears public comment on final Design Review of cineplex and parking garage designs. There is significant public participation; meeting is continued to subsequent June 27, 2005 meeting.
- **June 27, 2005** – Planning Board considers Section 106 Report and HAB comments and approves Design Review of cineplex and parking garage.
- **July 7, 2005** – June 27, 2005 Planning Board decision is appealed to the City Council.

- **August 4, 2005** – City presents proposed storefront design of Alameda Theater including material boards and samples to HAB. HAB provides feedback to City staff.
- **August 16, 2005** – City Council considers appeal and upholds Planning Board Design Review approval of cineplex and garage designs contingent on revisions to the designs.
- **September 2005** – City retains Komorous-Towey Architects (KTA) to develop revised designs for both cineplex and parking garage in response to City Council comments at August 16, 2005 meeting.
- **September 29, 2005** – Planning Board approves final Use Permit for project for (1) movie theater use; (2) 58-foot cineplex height; and (3) extended hours of operation for theater.
- **October 10, 2005** – September 29, 2005 Planning Board Use Permit approval is appealed to the City Council.
- **November 1, 2005** – City Council accepts revised designs of cineplex and parking garage presented by KTA, and upholds Planning Board Use Permit approval.
- **December 2005** – Mr. Anderson prepares updated Section 106 Review and Findings Report for revised cineplex and parking garage designs.
- **January 5, 2006** – HAB considers Mr. Anderson's report in response to the revised designs and provide comments to City Council.
- **January through March 2006** – State Historic Preservation Office (SHPO) reviews project for compliance with Secretary of Interior's Standards and discusses potential design refinements with City.

ARCHITECTURAL RESOURCES GROUP
Architects Planners & Engineers, Inc.

MEMORANDUM

To: **Jennifer Ott**
Development Services Department
950 West Mall Square
Alameda, CA 94501-7552

Pier 9, The Embarcadero
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Project: Alameda Theatre Rehabilitation
Project 03073.11

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Date: February 7, 2006
Phone: 510.749.5831
Fax: 510.749.5808
Via: E-mail jott@ci.alameda.ca.us

Remarks:

As requested, I have reviewed the information on the website for the Citizens for a Megaplex Free Alameda ("CFMA") in order to evaluate how the group's proposed "Alternative Vision" would impact the historic integrity of the Alameda Theatre. The information on the website is very conceptual in nature, and it is difficult to understand the specific details of their proposal without floor plans to indicate the size and configuration of the proposed theatres. In the interest of providing feedback to the City of Alameda, I have made certain assumptions about the proposed five-theatre scheme. In addition to providing feedback on the potential impacts to the historic theatre, I have also taken the opportunity to address some erroneous assumptions on the website regarding the City's currently proposed project ("Project").

I. CFMA PROPOSAL

I visited the website on February 7, 2006 and downloaded a copy of the CFMA alternative proposal, a copy of which is attached to this memorandum for your reference. The website states that CFMA is proposing a five-screen alternative as follows:

Theatres:

"At this time we believe that the best configuration would be to utilize the balcony for two screens, the area under the balcony, currently filled with offices and storage, would be configured for two more screens, and the main house in front of the balcony area would house one screen, resulting in a five theatre venue." The

MEMORANDUM

Page 2

Alternative Vision proposes 1,000 total seats including 150 seats each in the two balcony theaters; 175 seats each in the two theaters under the balcony; and the remaining 350 seats in the main auditorium.

Concession Stand:

“It maintains the size of the original concession stand – already designed to feed twice the number of people who will ever be in the theatre at one time.”

II. IMPACTS TO THE HISTORIC INTEGRITY OF THE ALAMEDA THEATRE

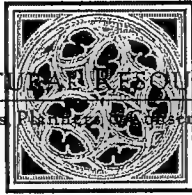
Without floor plans to understand the exact size and configuration of the proposed theatres and concession stand, it is difficult to evaluate the impact on the historic theatre. I have developed the following comments based on the seat counts:

Balcony Theatres (150 seats each): These balcony theatres appear to be planned for both the upper and lower mezzanine balconies. If so, a wall will be necessary at the mezzanine balcony edge to separate the balcony theatres from the main auditorium. A wall at the edge of the balcony impacts the ceiling of the historic auditorium, and would bisect the original chandelier and decorative trim. In our view, doing so would seriously alter the buildings historic character. By contrast, the City’s currently proposed Project maintains the lower mezzanine balcony for additional main auditorium seating (in a future phase), with the ceiling chandelier and decoration maintained in their original configuration. The future theatres are proposed in the upper balcony area only, where two small theaters already exist and the theater walls do not impact the chandelier.

Under Balcony Theatres (175 seats each): Under the first alternative described on the web site, two side theatres are described for the area under the balcony. According to the website, these side theatres would cover about one-third of the main floor, although the seat count indicates a much larger floor-area-coverage. The size of these theatres would have a greater impact on the Main Auditorium than the City’s proposed Concession Area, Storage and Offices, which would consist of approximately one fourth of the main floor. Under the second option, the website describes utilizing the two retail outlets on either side of the lobby entrance as the additional theatres. Closing these retail spaces would create blank facades along the streetscape of Central Avenue, creating a less pedestrian-friendly environment on an important retail block in the heart of the City’s downtown. Additionally, closing the retail spaces deviates significantly from the original design and function of this space. By contrast, the City’s proposal restores this space to its original use as retail. In addition, the retail space on the west side of the main entrance is quite small (744 square feet) to accommodate a theatre at the size indicated, potentially reducing the number of total seats to well below 1,000 seats.

Main Auditorium (350 seats): If the area under the balcony in the existing main auditorium is used for two theaters with 175 seats each, as proposed on the website, the size and scale of the main auditorium will have to be reduced by more than what is currently being proposed by the City, resulting in a greater impact to the historic structure as discussed in the preceding paragraph.

Concession: The location and size of the concession stand is unclear, since the website references the “original concession” stand. However, the original drawings we have for the Alameda Theatre do not indicate an original concession stand. From the description of the location of the five theatres, I assume the

MEMORANDUM

Page 3

concession stand would be located in the lobby area. This would have a greater impact on the historic lobby than the proposed Project because it would alter the original configuration of the lobby. By contrast, the City's proposed Project retains the lobby in its original configuration without a concession stand.

In sum, from a historic resource perspective, implementing CFMA's proposed alternative would have a greater impact on the significant historic spaces and features of the Alameda Theatre than the City's proposed project, since many of the City's program elements are included in the new cineplex building.

III. ADDITIONAL COMMENTS

In addition to the description of the five-screen theatre, the CFMA website also included comments on certain elements of the City's proposed Project. I provide the following clarifications on the elements of the Project that appear to have been misunderstood:

Live Performances: The website states that an added benefit of their proposal is a fully retractable screen that would allow occasional use of the main auditorium for live performances. However, the proposed Project already allows live performances on the existing stage through the use of a moveable screen.

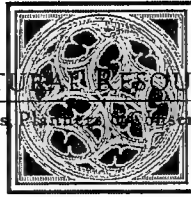
Water Underneath the Floor:

The website states that the water underneath the floor had nothing to do with water tables or tidal action, but was simply the result of draining the water fountain under the orchestra pit. From a cost and ongoing maintenance standpoint, this is a complex and important issue that should be understood clearly. Water has not been evident under the orchestra pit, but has been evident in the basement and in the tunnels adjacent to the Boiler House. The water appeared during the winter months, and, after extensive analysis, seems related to a combination of factors that includes site runoff and misrouted roof drainage.

Balcony: The website states that the balcony is not proposed for use in the City's proposed Project because of the space allegedly displaced by creating a huge wall and connection to the proposed new building. However, the balcony is not impacted by any huge wall or connection. Development of the balcony (two theatres in the upper balcony and seating in the lower balcony as part of the Main Auditorium) is proposed as a future phase of the proposed Project. The connection to the new building will be through existing doors and will not impact or limit use of the balcony.

Wheelchair Accessibility: The website describes options for accessibility only to the mezzanine and the restrooms via a wheelchair lift without accounting for access to the balcony area. Disabled access to these upper levels will be required to meet American with Disabilities Act (ADA) code requirements. By contrast, the City's proposed Project addresses accessibility comprehensively and provides an accessible path of travel throughout the entire theatre including to the stage, main auditorium accessible seating, mezzanine, and restrooms as well as the lower balcony (which is on a different level than the mezzanine). This accessible path of travel is accomplished by the multi-stopped elevator, located in the cineplex, and a ramp located on the west side of the building.

Infrastructure Systems Costs: The website states that "According to one former planner we spoke to, the bulk of the renovation costs, about \$7 million, will go to infrastructure systems (heating, cooling, lighting), that would have powered not only the old theatre, but the new construction, too." In reality, the



MEMORANDUM

Page 4

infrastructure systems for the renovation---including electrical, mechanical, fire protection and plumbing in the City's proposed Project---relate only to the historic theatre. None of these systems will be shared with the new construction.

By: Naomi Miroglio

E-mail: naomi@argsf.com

CC: file

HOME PAGE: ALTERNATIVE VISION**OVERVIEW****DOWNTOWN VISION****LAND USE****PARKING****FEASIBILITY OF ONE THEATER****THE FIVE-SCREEN ALTERNATIVE****PHYSICAL AMENITIES****SOCIAL AMENITIES****COSTS****REVENUES**

OVERVIEW

Our grassroots group is comprised of Alamedans who not only want to be active citizens in the realization of the great future that Alameda has before itself, but have years of credible experience. We have people that have held management level positions in the fields of Finance, Risk Analysis, Theatre Management, Venture Capitalism, Social re-development, Project Management, Audit, as well as all fields of the Arts.

This diverse group has devised a clearly superior alternative to the current plan, in which building mass and height would not even be a concern. We believe that this alternative is superior in three specific ways.

1. Our business model provides for greater streams of diversified streams of revenues that would be less risky than the proposed plan.
2. We believe that we have an alternative that would reduce the overall costs while still delivering on the needs of the Park Street Shopping district and the people of Alameda.
3. Finally, we believe that our model will maximize the return of this investment, not only economically, but just as importantly socially.

There are seven major points of this superior plan. Our exciting alternative will:

- Maximize use of the historic theater, while preserving the look and feel of the original design.
- Provide the approved number of parking spaces (350) in a configuration that is less obtrusive than the proposed 6-level garage, is safer for children, and fully responsive to the needs of Park Street merchants and their customers.
- Provide approximately 1000 theater seats, a number that is consistent with the number of parking spaces that have been approved.
- Is based on a realistic business model that includes multiple screens (5), and multiple, additional streams of revenue for the developer/manager, but also reduces construction and ongoing maintenance costs.
- Provide a modest "town plaza" consistent with citizens' vision of a civic center/community gathering space.
- Offer amenities to support children, youth, families and elders as part of the "retail mix".
- Is consistent with the City's General Plan.

This alternative represents but one of several possible solutions. Let's open the door to cooperative and creative people working together to finally settle on a solution that will provide what everyone has been saying they want.

Let's go to the movies!

[back to top](#)

DOWNTOWN VISION

Three points stood out in the lengthy visioning process that began in October 1999. These points are repeated in the reports of the workshop summaries, the stakeholder interview summary report, the priority action plan draft, and even in the Alameda downtown vision implementation draft.

Point One - The people agreed during all aspects of the visioning process that increasing cultural, arts and entertainment opportunities is a priority.

Our clearly superior alternative, which incorporates a filmmaking education center and performing art capacity, clearly follows the spirit of section 6.4 of the city's General Plan, which states in part: "The need for an arts center was strongly felt by participants in a community workshop on the General Plan, who spoke of the richness of Alameda's artistic life and the lack of performance, rehearsal, exhibit, and classroom facilities."

Point Two - The people agreed that improving circulation, transportation and parking for downtown is a priority.

Included in this discussion point was the desire to "create a more pedestrian-oriented and accessible environment, ... to develop a parking structure downtown, ... to develop bicycle infrastructure, ... and to avoid negatively impacting nearby residential streets." Our superior traffic and parking alternative, helps us fulfill that vision. Dispersed parking also enhances business throughout the district.

Point Three - The people agreed that preserving and building upon the historic "Home Town" character of downtown is a priority.

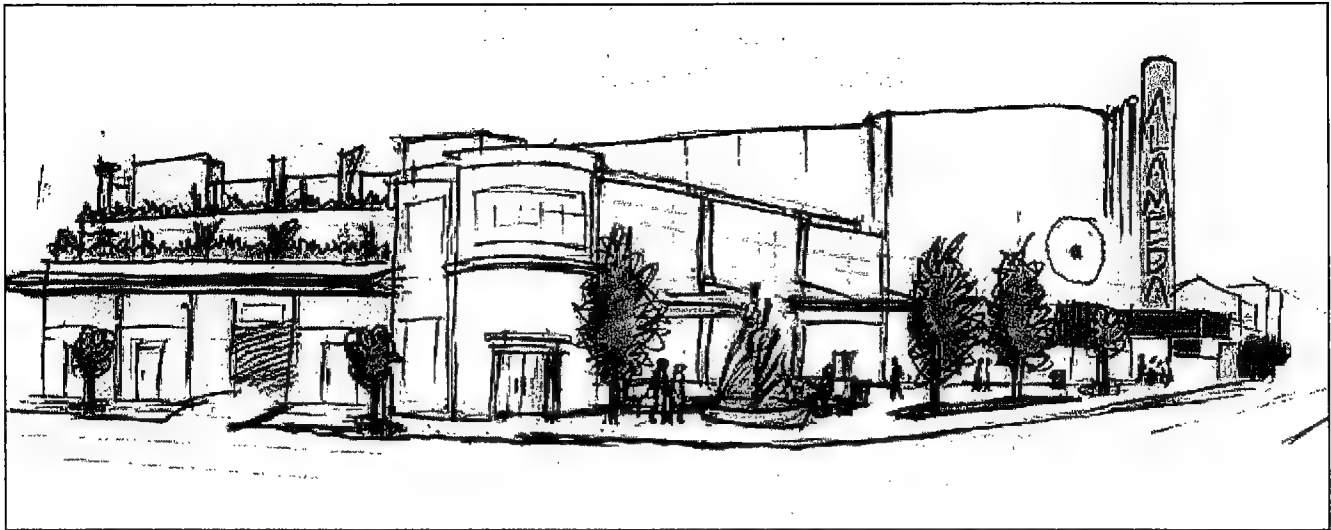
Included here was an emphasis on "Victorian, Art Deco and arts/craft heritage as a source of civic pride and marketing." The city's current plan relies on a massive building and a six-level parking structure that has become a flashpoint for those concerned about the erosion of the city's character.

Instead, we offer a city plaza that welcomes people to sit and meet in a public space. The structures in our superior alternative are in keeping with the city's codes. Perhaps most importantly, the beauty of the Alameda Theater is preserved as the historic structure stands out rather than being overshadowed and playing second fiddle.

We now have a clearly superior alternative that allows us to go forward without contradicting or compromising the people's vision.

[back to top](#)

LAND USE



How we create and maintain public spaces is one of the main ways we define ourselves as a community.

In our clearly superior alternative, by fully utilizing the historic structure we make construction of a large new cineplex unnecessary. That opens up land and frees up a modest budget to create a welcoming public space that is human-friendly, preserves vistas and is responsive to both the General Plan and the visioning process.

Our work boiled down to two possible options. This is one of them.

The building-parking and retail-is significantly lower than the theater and set back from the sidewalk, freeing up approximately 9,000 square feet of space for a modest town plaza.

This plaza will include benches, planters, a fountain, and public art, reinforcing and showcasing the theme of the historic theater and Alameda's movie history.

This proposal makes sense for several reasons :

- A lower 3-story structure will be compatible with the massing of the church across the street and will provide gradual transition between a commercial and a residential zone. A fountain or a sculpture at the corner will fulfil aesthetic need and act as a connecting element between the two architecturally significant buildings of the theater and the Twin Towers Church across the street.
- Setting the new building back will reveal the rounded corner and rosette of the theater from the west side and create excitement and anticipation for visitors.
- The setback will also be in keeping with the openness of the three other corners: The Historic High School, the Church, and Paul's Produce.
- The garage will have retail space on two floors on the Central Avenue side, and on the first floor on the Oak Street side, per Alameda's General Plan. The space will serve the needs of the theater as outlined in the Amenities section of our proposal to make it one of the most competitive theaters in the area.

We believe that our clearly superior alternative, which calls for an attractive public space next to the theater, rather than mere infil construction, will invite people to linger and spend more time downtown, and will serve both businesses and the needs of the community better.

[back to top](#)

PARKING

A parking solution that would supply theater parking, serve the merchants on Park Street, be conducive to civic business and would minimize traffic impacts is dispersed parking. The Park Street Streetscape and Town Center Plan of 2002 went into great detail on how we could accomplish all this by utilizing shared, dispersed parking.

First, shared parking uses existing spaces. Businesses that are closed on nights and weekends throughout the length of Park Street could share their lots with the public during closed business hours. The streetscape study spells out 203 potential spaces. By utilizing these lots we would encourage foot traffic throughout all of downtown.

Regarding a parking structure, Citizens for Megaplex Free Alameda agree with results of the parking study and support the Elks Lodge site as our preferred option, as it would allow a half-acre park to be built next to the theater, per the General Plan. Parking for those with special needs could be facilitated at the public lot directly across the street from the theater.

However, because we recognize that a developer may absolutely want a parking garage next to the theater, and we want to be responsive to this desire, we are proposing that a garage built at the theater site be no taller than 3 stories so as not to out-mass the surrounding buildings. A three-story parking structure properly designed would hold up to 180 cars. It would be set back to minimize negative aesthetic impact and help maintain a small town "look and feel." It would include ground floor retail (as recommended by the General Plan), theater-related amenities and/or top floor garden, coffee shops, etc.

Such a structure next to the theater together with identified dispersed parking and the possible development of the Bank of America and Elks lots would easily accommodate the approved 350 needed parking spaces and more, while at the same time distributing auto and foot traffic rather than centralizing it. Also, by having a parking structure no taller than three stories, safety issues are mitigated.

In sum, a dispersed parking model is fully responsive to the needs of the Park Street merchants and their customers and is line with the plan previously developed on their behalf.

[back to top](#)

FEASIBILITY OF DEVELOPING ONLY THE HISTORIC THEATER FOR MOVIES

1. The Alameda Theatre was designed for public capacity of at least 2200, with a main floor capacity of 1800 seats.
2. The proposal by Alameda Entertainment Associates, calls for a highly raked small stadium style theatre of less than 500 seats.

3. To date, there has been no public disclosure of the floor plan for this small theatre, but by any accounting this sounds like fuzzy math.

The floor space in the historic theatre is quite grand, and the slope of the seating area, designed in 1931 is similar to that of the local Paramount, and Grand Lake theatres.

Rather than waste the majority of the beautiful theatre interior with offices and concession services, we are calling for the reconfiguration of the existing theatre space, in to actual theatres.

At this time we believe that the best configuration would be to utilize the balcony for two screens, the area under the balcony, currently filled with offices and storage, would be configured for two more screens, and the main house in front of the balcony area would house one screen, resulting in a five theatre venue.

This configuration would serve approximately 1000+ patrons. This would achieve the goal of a profitable attendance base for the theatre, as well as the customer traffic hoped for by Park Street merchants.

This proposal provides a flexible approach to achieving the original goal of what the citizens wanted all along. Restoration of the Historic Alameda Theatre, for movies, and public events, is the corner stone of a real civic center.

back to top

THE FIVE-SCREEN ALTERNATIVE

The configuration of a multiplex within the historical theater.

Putting 1000 people into a theater that was built for 2000 does not require compromising the integrity of the original theater or destroying the original architecture. To the contrary, it keeps more of the theater as theater. It maintains the size of the original concession stand - already designed to feed twice the number of people who will ever be in the theater at one time. It preserves the fabulous art that decorates walls and ceilings. It allows for period-matched furnishings that, while not exact replicas, preserve the original look and feel, and it preserves the existing retail spaces as additional revenue streams.

We need look no farther than the Grand Lake Theater in Oakland, a 4-screen Cineplex with a capacity for 1550 patrons, for another historic treasure that has maximized its capacity without compromising original architecture or interior design. In fact, the city's own documents, as part of its campaign to bring back the theater, identify the Grand Lake as a model for Alameda, noting its hugely impressive 2004 average gross revenue of \$400k per screen. Indeed, with a full restoration to match the Grand Lake, division of the balcony into two, and the main floor into three, auditoriums, the Alameda Theater can achieve the same success while retaining more of the original architectural design than planned in the current proposal.

The sloped floor of the main auditorium would be returned to its original state. This would allow restoration of the orchestra pit, and would provide more seating space than stadium seating does. This combination, with a fully retractable main screen, has an added benefit: It would allow the occasional use of the main auditorium for live performances. (Our research suggests the reason for

water underneath the floor had nothing to do with water tables or tidal action, but was simply the result of draining the water fountain under the orchestra pit, so there is no real impediment to restoring a sloped floor.)

The balcony that is not being used in the current plan (because of the space displaced by creating a huge wall and connection to the proposed new building) could then be fully utilized once more-again, as two theaters, each with about 150 (or more??) seats. Having a digital, rather than traditional film set up for those theaters, would reduce the cost of creating sound barriers and could provide a great venue for locally produced digital media, which is included in the public amenities part of our superior alternative.

That's the easy part. The obvious question is where do the other two theaters come from? Actually, there are two ways to do it, proposed to us by two different potential developers.

The first would use the areas directly under the balcony (about a third of the main floor; the same size as what Developer Connor calls the main auditorium) . it would turn that space into two side theaters, approached through the main entrance. They would each have about 175 seats, about 25 percent fewer total than the 500 in the first third of the theater.

The second option would restore the main auditorium to its original size, and use the two retail outlets on either side of the lobby entrance as the additional theaters.

How do we deal with wheelchair accessibility issues? By using common sense and following the true spirit of the law that requires "reasonable accommodation." We would make the existing men's bathroom wheel chair accessible. Yes, that means we would have to give up the original bathroom fixtures, and replace tile with a similar style not an exact period match. The women's bathroom has already been remodeled in this way. We don't think the movie experience of most Alamedan's depend on men having the exact bathroom fixtures of 70 years ago, especially when women don't have them, and the price of retaining them is denying access to the disabled. However, if this point is a stopper we could convert the room outside the women's bathroom to a unisex or men's, wheelchair accessible bathroom.

As far as access to the second floor. The short answer is think "lift" not elevator. It doesn't fulfill the desires of everyone who might prefer to ride, instead of walk the stairs. It does meet the needs of people who have legitimate mobility limitations. With creative, art deco design of the exterior, it provides universal access, without requiring - or being the justification for - construction of a whole new building.

The short answer to the most obvious immediate question is "how much will it cost?". According to potential developers we talked, the total renovation would be less than the \$9.5 million now allotted just to be able to use the main floor.

Why the discrepancy?

- 1) We are willing to go with authentic period pieces of similar, not exactly same design if needed.
- 2) We believe common sense overrules pure preservation on some issues, like since bigger chairs have to be purchased anyway to accommodate our collective obesity, we would opt for modern era chairs that have cupholders built in, to save on maintenance costs.

3) According to one former planner we spoke to, the bulk of the renovation costs, about \$7 million, will go to infrastructure systems (heating, cooling, lighting), that would have powered not only the old theater, but the new construction too.

4) Another big chunk involves costs of an elevator and completely new big, wheelchair accessible bathroom that would have been in the new building. We would go with a smaller, less expensive lift and no new bathroom.

back to top

PHYSICAL AMENITIES

In order to ensure that the theater thrives, we feel it's beneficial to have a diversified array of businesses on that block which can function as profit centers by themselves, but which can also help boost attendance for the theater.

One of the key shortcomings of the current plan is that it offers no such businesses - no room. Our plan proposes them in the space where we are NOT building the Cineplex.

First, our plan involves a child activity center. The center will be open during the day, when it can take advantage of newly available parking. But it will also be open during primetime evening hours, so Alameda parents desperate for a night out can drop off their children and see a movie. It's a five-way win:

- 1.1. Parents get relief from the hassle of finding a babysitter, and may save a bit on that cost.
- 1.2. The child-care provider gets the benefit of theater traffic, making for a robust business plan.
- 1.3. The theater gets higher attendance from a key Alameda demographic. It also gets a distinctive edge on the other 93 movie screens within a 10-mile radius, none of which have an adjacent child activity center.
- 1.4. The city gets solid rental income from another healthy business.
- 1.5. Kids get a fun place to play with other kids (activities, games, movies, snacks) instead of an isolated experience at home.

Second, we recommend a destination restaurant as a ground-floor anchor. This will be a restaurant similar to Chow, which has 3 locations in the Bay Area, serves great food that Alamedans would love, and grosses seven figures from each operation. Such a restaurant's popularity would serve the theater well, drawing from Oakland as well as from all of Alameda.

Third, we envision what we call period entertainment, in the form of a stylish pinball café or parlor, similar to Webster Street's Juju Pinball. Such a business would attract the key age18-24 demographic for the theater, while remaining in keeping with the historic theme.

Fourth, see section on social amenities that includes the benefits of a media production lab for enriching the city's cultural life and providing our young people with valuable skills and a great creative outlet.

Together, these businesses will make for a healthy theater operation, will add richness and diversity to the downtown commercial base, will make life easier for parents, and will help meet our responsibility to the young people of Alameda.

[back to top](#)

SOCIAL AMENITIES

Offering public amenities with public funds

Exercising the right of eminent domain puts a strong burden on the city to provide public amenities to justify that action. Because redevelopment funds are being used, there need to be economic returns as well. We offer a model that meets both standards.

Picture this: a true public center that includes not only multiple choices for movie goers, but an elegant performing arts space, something requested by citizens and recommended in the General Plan; a close by quality child activity center; a soundproof baby room right inside the theater; a media production lab, where youth in our community could be creators, not just consumers of programming.

Picture an open space in front of the theater, just the right size for a safe place to sit, talk, flirt, gossip and people watch. Young people and old people, rich people and poor people, people of diverse religious and ethnic backgrounds all go to movies. On our way to different movies, we could pause in shared space. It would have no other purpose than to invite diverse members of our community to take a seat on a shared bench. There we would truly encounter each other and strengthen our community.

Imagine both the child activity center and the media production center being part of service learning options for the high school. Imagine our students being paid to work at both places. Imagine them getting school credit for their work, and school attendance being a requirement for participation.

Imagine yourself sitting in the audience and instead of seeing an endless stream of commercial previews, seeing this week's sports highlights, stories, public service announcements and cartoons - all created by Alameda youth. Imagine a portion of every ticket sold going back to the nonprofit production center to sustain the creation of that programming.

This isn't a pie in the sky vision. It CAN happen here. We hold the keys to deciding whether it WILL, or whether we will settle for something that is so much less. Let's opt for the superior alternative.

[back to top](#)

COSTS

Our superior alternative creates a much better financial situation for the city, and taxpayers of Alameda.

It looks like somewhere along the line all we have missed a business basic that: the best financial plan is one that offers the least risk to all financial parties - the town, we taxpayers and the operator of the new theater. The superior alternative presented here means substantially less financial and legal risk to everyone.

The superior alternative means no construction of a new Cineplex - this is a huge reduction in risk from a cost standpoint - NO NEW Cineplex construction, no risk of millions in Cineplex cost overruns,

Bay Bridge come to mind?

NO multi-million dollar Cineplex construction loan, no risk of a default on a loan with the taxpayers to foot the bill.

NO second building with heating and utility bills when energy prices are rising at double-digit rates - No new Cineplex, no operating costs for it.

Reducing business and financial risk also requires reducing legal exposure. There is the almost certain risk of increased personal injury and exploitation of children, if an unsupervised six-story parking garage is placed so close to a school.

From a financial risk perspective, that doesn't make good sense. The City is already facing a lawsuit for not doing due diligence in looking for negative environmental impact. A much smaller garage near the school means less risk of personal injury lawsuits.

back to top

REVENUES

Regarding the multi-million dollar deficit the proposed project incurs: Let's go right to the source of the lion's share of that deficit, namely the extremely low lease rates that the Council granted the developer, Kyle Conner.

The following refers to the rents to be collected from the developer, Mr. Conner, in the first seven years, for the three sections of the project - the Historic Theater, the Cineplex ground lease, and the parking garage.

Our numbers are taken straight from the Development Document.

Total annual lease revenue is \$94,000. If Mr. Conner grosses more than \$3.25 million, the City will also get 15 cents of every dollar over that. But not even Mr. Conner projects much more than a \$4 million gross. That would boost lease revenue to the \$200,000 range.

The city's own consultant, Keyser Marston, maintains that 15% of gross sales is a fair market lease rate. But on his first \$3.25 million in revenue, Mr. Conner pays just 3% of gross sales. Even at \$4 million in revenue, his rent is just 5% of gross.

Why are lease revenues so low in the current plan? Very simply, because the City gave the developer massive breaks in the first seven years. This includes a mere \$10,000 annual payment for unlimited parking in a \$9.7 million garage.

By comparison, our Clearly Superior Alternative, *which conforms to the existing height restriction*, roughly triples the lease revenue for the City. These estimates are derived from standard industry statistics, market-rate leases, and at least one bona fide offer the city has received for the project.

How do we do it?

First, *we fully utilize* the historic theater space, while the current plan leaves two potential balcony

theaters shuttered. *More seats, more revenue, more rent.*

Second, in our Plan, the City builds and leases out the retail and office space on the site at *market rates*, rather than the deep-discount ground lease of the current plan.

Third, because there's no Cineplex in our plan, there's room for our amenities in the project footprint, including a child activity center, an anchor restaurant, and a pinball cafe. Unlike the Cineplex, they will pay rent from Dollar One. As we show tonight, they will support the theater's business, diversify commerce on that block, and add jobs.

To do all this, we DO NOT violate the district height restrictions, because in the absence of the Cineplex, we build *out* as well as up, and because our smaller-scale plan fits a smaller garage.

Our plan is the fiscally responsible one for Alameda. After 26 years, we deserve better, and this is it.

back to top



KEYSER MARSTON ASSOCIATES
ADVISORS IN PUBLIC/PRIVATE REAL ESTATE DEVELOPMENT

MEMORANDUM

ADVISORS IN:
REAL ESTATE
REDEVELOPMENT
AFFORDABLE HOUSING
ECONOMIC DEVELOPMENT

SAN FRANCISCO
A. JERRY KEYSER
TIMOTHY C. KELLY
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DEBBIE M. KERN
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LOS ANGELES
CALVIN E. HOLLIS, II
KATHLEEN H. HEAD
JAMES A. RAIR
PAUL C. ANDERSON
GREGORY D. SOO-HOO

SAN DIEGO
GERALD M. TRIMBLE
PAUL C. MARRA

To: Jennifer Ott
From: Tim Kelly
Date: March 8, 2006
Subject: Historic Theater - Alternative Vision

Introduction

The purpose of this memorandum is to comment on the financial viability of the proposed Alternative Vision project based on the information available on the Citizens for a Megaplex Free Alameda ("CFMA") website. The CMFA proposal is presented as an alternative to the CIC's proposed project that would offer the public the ability to see newly released commercial first run movies in a state of the art viewing experience with wide screens, sound systems, and seating. Separately, Architectural Resources Group is offering an assessment of the physical and historical presentation aspects of the CMFA Alternative Vision proposal.

CIC Project

The CIC-approved theater project (CIC Project) consists of approximately 484 seats in the main auditorium and a newly constructed building with approximately 1,042 seats in seven screens. Overall, the CIC Project would have approximately 1,526 seats in eight screens. Ground floor retail space in the historic theater and in the new building would front along Central Avenue.

Development of the balcony (two auditoriums in the upper balcony and seating in the lower balcony as part of the Main Auditorium) is proposed as a future phase of the CIC's proposed Project. The cost to create the balcony auditoriums, including Americans With Disabilities Act (ADA) requirements related to each individual auditorium, would solely be funded by the operator.

To: Jennifer Ott
Subject: Historic Theater - Alternative Vision

March 8, 2006
Page 2

The CIC Project also includes a new, multi-level public parking structure with approximately 350 spaces. The CIC's ability to finance the garage is directly tied to the income from the Project. CIC annual rental payments from the theater operator and from the retail space tenants in the historic building are important sources of income to fund the debt service for the public garage financing and total approximately \$154,000 per year. The theater operator would pay CIC an annual rent of \$72,000 per year for use of the historic building and an annual ground lease rent of \$12,000 per year for the parcel on which the new building is constructed. Additionally, CIC would receive the annual rental income from tenants in the historic theater retail spaces of approximately \$70,000 per year.

CMFA Alternative Vision Project

The CMFA Alternative Vision project (Alternative Project) is proposed to have the movie auditoriums solely in the historic theater. The proposal is for approximately 1,000 seats in five screens, including approximately 350 seats in the main auditorium, 175 seats each in two auditoriums under the balcony, and approximately 150 seats each in the two auditoriums in the balcony.

On the parcel adjoining the historic theater, a multi level commercial building and plaza would be constructed. The prospective tenants are envisioned to be a media production lab for youth, a child activity center, and a food establishment.

The proposed public parking structure on the adjacent site (former Video Maniacs property) would hold up to 180 spaces. The Elks Lodge site is identified as a potential alternative location for the public garage.

Issues

Alternative Project Theater Viability – Ability to Finance and Payment to CIC

The information provided on the CMFA website does not provide financial evidence of the ability of the theater operations to generate sufficient revenue to cover operating expenses, to fund FF&E costs (fixture, furniture and equipment such as a concession area and ticketing system, plus new state-of-the-art seats, screens and sound systems in each auditorium), to fund the capital costs not financed by CIC (such as cost to build the auditoriums in the balcony), to provide a return to investors, and to pay rent to CIC.

To: Jennifer Ott
Subject: Historic Theater - Alternative Vision

March 8, 2006
Page 3

The ability of the theater operator to finance its operations and to pay rent is a function of gross revenues. The Renaissance Grand Lake Theater in Oakland with its four screens and over 1,600 seats is reportedly achieving estimated gross box-office sales of approximately \$1.4 million. The Grand Lake is 50% greater in the number of seats than the Alternative Project (1,600 seats to 1,042 seats). If the Alternative Project gross box-office sales are proportional to Grand Lake, then the potential gross box-office sales would be approximately \$900,000. Based on our experience in evaluating theaters, a cinema with this level of gross box-office sales may generate a sufficient level of revenue to cover operating expenses and to fund equipment costs but not generate sufficient revenue to fund significant capital costs and pay rent to CIC.

Alternative Project New Commercial Building – Ability to Finance and Payment to CIC

The ability to finance a new building is an issue that should be addressed. The multi-level building with its high architectural design will be expensive to construct. The developer must provide a construction lender with the necessary financial guarantees and equity commitment in order to obtain financing. At this time, there is no evidence of who the developer of the building might be, their development experience, and their willingness to invest private capital into the building.

The ability of the developer of the new commercial building to pay CIC is not addressed. There is no evidence that the prospective tenants would pay a rent necessary to cover operating expenses, pay the mortgage, provide the developer/investor with a reasonable return, and also pay CIC.

Parking Garage

CIC has already secured a commitment for a \$7-million HUD Section 8 loan for the public garage. The CIC financing is tied to one garage on the proposed site. Furthermore, rental income from the historic building (theater operator and retail tenants) and the CIC annual ground lease rent for the adjoining parcel are critical sources of funding for the garage financing. Under the Alternative Vision, the loss of CIC rental income needed to finance the garage is a serious concern and would negatively affect the ability to obtain the loan now being used to finance the garage.

The timing of opening the garage with sufficient parking is critical since a theater cannot generate the necessary box-office sales if there is insufficient parking. Generating strong box-office sales is important for reasons stated above.

To: Jennifer Ott
Subject: Historic Theater - Alternative Vision

March 8, 2006
Page 4

Elks Lodge Site Parking Garage

Under the Alternative Vision, it is not clear how the Elks Lodge site garage would be financed. The lack of site control and the uncertainty of how to fund the garage represent a significant delay in timing of necessary parking.

Additional Comments

The CFMA website also included comments on certain elements of the CIC Project. We would like to clarify and correct certain statements.

Size of Main Auditorium: CMFA characterizes the main auditorium in the CIC Project as a "highly-raked small stadium-style theater of less than 500 seats." #2 under "Feasibility of Developing Only the Historic Theater for Movies."

Response: Compared to the average-sized auditorium in newly constructed theaters, a 480-seat auditorium would be considered a large auditorium. Most auditoriums in newly constructed theaters range from 150 to 250 seats. The main auditorium in the CIC Project would be one of the largest and most architecturally interesting in the East Bay.

Retail Spaces in Historic Theater Converted to Auditoriums: As an alternative option to the two, 175-seat auditoriums under the balcony, the CMFA website describes utilizing the two retail outlets on either side of the lobby entrance as additional auditoriums.

Response: If the intent is to create a modern state-of-the-art auditorium, which is the intent of the CIC Project, it is not physically possible to construct such an auditorium within the historical building retail space. For example, a modern auditorium has a ceiling height of approximately 30 feet to accommodate the screen, which cannot be achieved in the existing retail space.

Project Runs a Deficit: CMFA asserts that the CIC Project runs a deficit under the "Revenues" section.

Response: The CIC Project does not run a deficit. There are sufficient capital funding sources to pay for the upfront rehabilitation of the theater and the construction of the garage, including already-issued redevelopment bond proceeds and an already-awarded HUD Section 108 loan.

To: Jennifer Ott
Subject: Historic Theater - Alternative Vision

March 8, 2006

Page 5

There are also sufficient ongoing funding sources to repay the debt on the project. The CIC will repay the debt service on the redevelopment bonds through existing annual tax increment. The HUD Section 108 loan will be paid with the CIC Project revenues (i.e., retail income from the theater storefronts, building lease and ground lease payments from theater operator, repayment of CIC loan by theater operator, and percentage rents), parking garage income, and the City meter revenue fund.

Extremely Low Lease Rates Paid by Theater Operator to CIC: CMFA claims the lease rates are extremely low and Conner receives financial breaks in the first seven years.

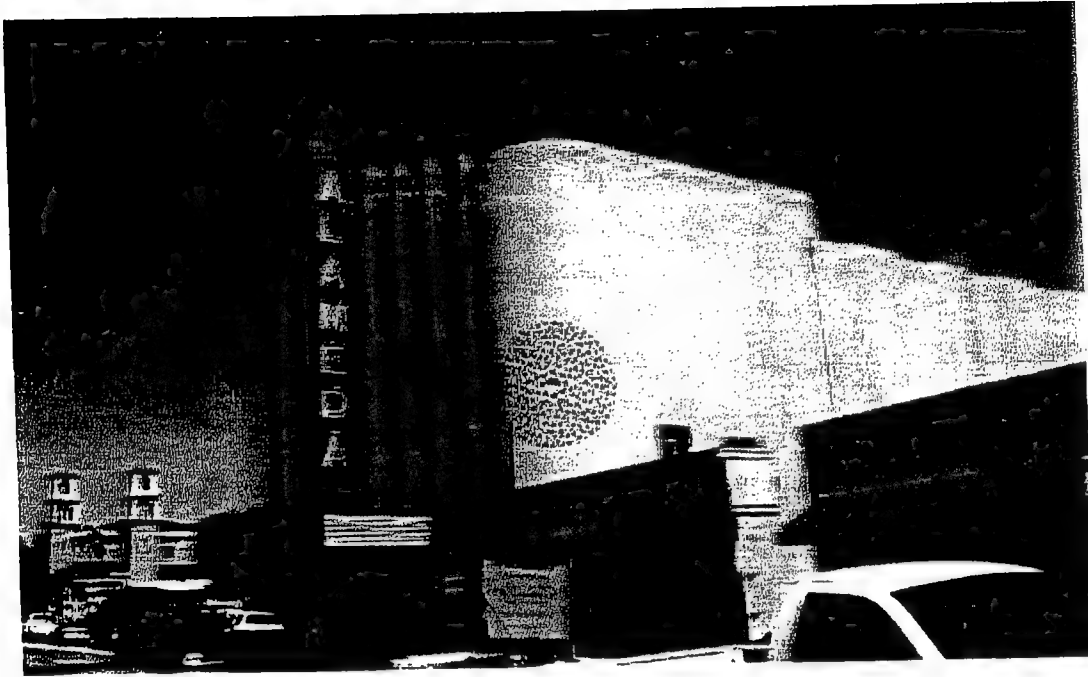
Response: The theater operator does not receive financial breaks. The lease rental rates paid to CIC for the historic building and for the parcel were determined based on gross revenues from all sources. In our experience, 15% of gross revenue is a reasonable amount to pay for payments to CIC plus pay the collective annual payments for new building loan and the FFE loan. In fact, the theater operator would be paying collectively about 17.8%, as shown in the table below. Once the theater operator's gross revenues exceed \$3,250,000, the operator would pay CIC 15% of all revenues above that revenue. We know of no other theater lease in which percentage rent for a theater is at 15% of gross revenues. Most percentage leases are less than 10% of gross revenues.

Historic Building Lease	\$72,000
CIC Parcel Ground Lease	12,000
	<hr/>
	84,000
New Building Loan: annual debt service	305,433
FFE Financing: annual debt service	181,340
	<hr/>
	\$570,773
 Gross Revenues, all sources	 \$3,208,800
	 17.8%

The theater operator pays less in lease revenue and loan repayment to CIC during the first six years because he is repaying the FF&E loan during that time period. Once the FF&E loan is paid off, the theater operator payments to CIC increase.

SECTION 106

REVIEW AND FINDINGS



Rehabilitation of the
Alameda Theater
and
Construction of a New
Cineplex and
Public Parking Structure

City of Alameda, California
May 2005

SECTION 106
REVIEW AND FINDINGS

**Rehabilitation of the
Alameda Theater**
and
**Construction of a New
Cineplex and
Public Parking Structure**

Prepared for:
**Community Improvement Commission
City of Alameda, California**

Prepared by:
**Robert Bruce Anderson
Urban Conservation & Urban Design**

May 2005

CONTENTS

PURPOSE AND CONTEXT	1
REHABILITATION OF THE ALAMEDA THEATER	4
CONSTRUCTION OF A NEW CINEPLEX	8
CONSTRUCTION OF A NEW PUBLIC PARKING STRUCTURE	12
SOURCES	14
APPENDIX	
ALAMEDA THEATER REHABILITATION: PROPOSED TREATMENTS	

PURPOSE AND CONTEXT

The purpose of this report is to present certain findings following a review of plans and drawings regarding a City of Alameda project that consists of three related undertakings: rehabilitation of the Alameda Theater, construction of a new cineplex with storefront retail spaces, and construction of a new public parking structure. Independent review findings and associated design refinements are specifically called for per Mitigation AES-1 and Mitigation HIST-1 in the Initial Study/Environmental Assessment document for the proposed project. Further, such findings and associated design refinements are to be considered by the City's Historical Advisory Board and Planning Board prior to their respective final actions to approve plans and specifications for the proposed project.

Section 106. References are made to Section 106 throughout the above-referenced Initial Study/Environmental Assessment document. Section 106 of the National Historic Preservation Act of 1966 (NHPA), as amended, essentially provides that Federal agencies must take into account the effects of their undertakings on properties that either are listed or are eligible for listing in the National Register of Historic Places. Section 301 (7) of NHPA defines undertaking as any project, activity, or program funded in whole or in part under the direct or indirect jurisdiction of a Federal agency, including those carried out by or on behalf of the agency; those carried out with Federal financial assistance; those requiring a Federal permit, license, or approval; and those subject to State or local regulation administered pursuant to a delegation or approval by a Federal agency.

The legislative intent of Section 106 is implemented by a process that is detailed in 36 CFR § 800. [CFR = Code of Federal Regulations]. For purposes of this review and presentation of findings, and as indicated in the above-referenced Initial Study/Environmental Assessment document, a portion of 36 CFR § 800.9(c) is of specific relevance to the purpose of this report: "Effects of an undertaking that would otherwise be found to be adverse may be considered as being not adverse for the purpose of these regulations: (2) When the undertaking is limited to the rehabilitation of buildings and structures and is conducted in a manner that preserves the historical and architectural value of affected history property through

conformance with the Secretary's 'Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings;' . . .".

The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (hereinafter referred to as The Secretary's Standards) consists of ten Standards and numerous Guidelines to determine the appropriateness of proposed project work subject to Section 106.

With respect to rehabilitation of the Alameda Theater and new construction of the cineplex and public parking structure, the following four Standards in particular appear to be directly applicable to making a determination of the appropriateness of proposed project work:

- "2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment."

The Secretary's Standards document referenced above includes numerous Guidelines for Rehabilitating Historic Buildings. The Guidelines pertain to historic buildings of all sizes, materials, occupancy, and construction types; and apply to interior and exterior work as well as to new exterior additions and related new construction. Subject by subject, the Guidelines list and briefly describe, under the heading "Recommended", those approaches, treatments and techniques that are consistent with the Standards; and, under the heading "Not Recommended", those approaches, treatments and techniques that are not consistent with the Standards.

Of particular interest and potential applicability to the proposed project work are those Guidelines that address Building Interior: Spaces, Features and Finishes, and those that address Setting: District/Neighborhood.

REHABILITATION OF THE ALAMEDA THEATER

The historic Alameda Theater, which is listed in the National Register of Historic Places as a contributor to the Park Street Historic Commercial District, is scheduled for rehabilitation and adaptive use as a modern cinema theater, with proposed alterations to accommodate a new ticket booth, concession area, stadium seating and ADA access. Additionally, connections to an adjoining new cineplex are planned at several locations on its west exterior wall. The budget for rehabilitation of the historic theater is approximately \$5.5 million, a large share of which is needed to make required seismic improvements as well as installation of new mechanical, electrical, plumbing and fire protection systems. Remaining budget will be used to reestablish interior and exterior historic features and finishes.

Architectural Resources Group, or ARG, of San Francisco is the architect of record for rehabilitation of the historic Alameda Theater. For several years, and in various capacities, ARG has conducted feasibility studies and prepared documents regarding rehabilitation and adaptive use of the subject structure. At this juncture, ARG is seeking cost estimates on a draft set of 50% construction documents, and on May 25, intends to submit to the City of Alameda a final set of 50% construction documents with cost estimates.

For purposes of this report, ARG has prepared a 16-page matrix that lists each character-defining feature of the historic structure that is scheduled for some kind of work. For each character-defining feature, the original status, existing condition(s), scope of work and type of treatment are briefly described. At the end of the matrix, under the heading "Developer Scope of Work", several items are listed as new design elements that are to be included in rehabilitation of the historic theater. A copy of ARG's matrix is attached to this report.

A close reading of ARG's matrix as well as a recent walk-through of the Alameda Theater lead one to an understanding of this rehabilitation work well worth noting, namely, not all major features and elements of this historic building

will be treated as part of this project. For example, the building's exterior will not be repainted; the auditorium's main ceiling will not be restored; the mezzanine mural, whose original design was overpainted with a new mural design, will be left untouched; and the balcony will be inaccessible to the public.

Findings

1. In general, the proposed treatments for each work item identified in the rehabilitation scope of work appear to be appropriate, and therefore, in conformance with The Secretary's Standards. With the exception of certain items as noted below, ARG has attempted to retain and preserve original features, materials and finishes whenever and wherever possible, consistent with available budget.
2. Certain work items lack specificity at this time, due to lack of information and/or inability to conduct necessary investigation and testing. For example, existing neon on the marquee is to be repaired and/or replaced, and the vertical fin sign is to be painted to match the original color scheme. However, until qualified specialists can obtain access to both the marquee's neon tubing and the vertical fin sign, it is not possible to determine actual conditions and, accordingly, prepare detailed work orders. This present inability to conduct investigation and testing of the historic building fabric also prevents making a desired determination of the theater's original exterior paint color and "sparkle" additive.
3. The original ticket booth, which no longer exists, was a freestanding structure with metal storefront system and structural glass base, located on the terrazzo apron. Present plans call for construction of a new ticket booth, to be installed in the vestibule. This installation would require removal of the center two pairs of original vestibule exterior doors; frosted glazing of the center two pairs of original vestibule interior doors; and removal of two original vestibule ceiling fixtures. This new ticket booth, as presently designed and configured, would adversely impact distinctive features, finishes and craftsmanship that characterize this historic property. Further, it would remove character-defining materials and alter significant features and spaces that characterize this historic property. Accordingly, redesign of this new element is required. At the very least, the vestibule ceiling fixtures are not to be removed or obscured.

4. An existing door opening on the west wall of the lobby, and an existing window opening on the west wall of the mezzanine are to be enlarged to provide access to and from the proposed new cineplex. A new opening is to be created on the west wall of the balcony, to provide additional access to and from the cineplex. The precise manner in which these three points of access will connect the historic theater with the new cineplex presently is unknown. (NB. While ARG's plans show three access points, the floor plans for the new cineplex only show two access points, "each back 56' from face of historic theater.") This matter clearly warrants clarification, including the visibility of the exteriors of these connections from publicly-accessible vantage points.
5. The existing carpet in the lobby is not original, and, due to its poor condition, is to be replaced with new carpet. However, the carpet in the mezzanine foyer and lounge is original. Visual inspection apparently concluded that the carpet in this space is in poor condition, and therefore plans call for installation of new carpet. However, a qualified professional was not consulted to determine if cleaning and repairs of this historic material would allow for its retention and a reasonable remaining life. In addition to using preservation as the preferred treatment, cleaning and repair might achieve significant cost savings over the cost of custom fabrication and installation of new carpet.
6. The major change to the theater's auditorium is the installation of new stadium seating. It will involve construction of a new structure over the existing floor at the rear of the auditorium. The new structure's visual impact will be greatest when entering the auditorium from the rear side doors; access to auditorium seating will require use of narrow passageways resulting from construction of the new structure. The project developer maintains that use of stadium seating in this character-defining space is necessary in order to make his part of the project economically feasible.
7. Numerous items are included in plans for the theater's rehabilitation that are not included in ARG's scope of work. These significant elements and features are identified at the end of ARG's matrix of proposed treatments. Each one of these items will introduce new materials, finishes and visual qualities to the theater's historic building fabric. To insure their compatibility with character-defining features and visual qualities of the historic theater, the design, use of

materials, colors, placement and associated signage should be subject to review per The Secretary's Standards.

CONSTRUCTION OF A NEW CINEPLEX

The proposed new cineplex structure, to be located adjacent to the historic Alameda Theater and fronting on both Central Avenue and Oak Street, calls for construction of seven auditoriums, on two levels, with a total seating capacity of 1,042; retail space with storefronts and outdoor dining areas that occupies a portion of the ground-level floor area and that extends the entire length of its Central Avenue frontage; a rounded tower element at the corner of Central and Oak and a convex-shaped, transparent lobby space on the second level; and an open, two-level vestibule with escalators at the east end of the structure. Access to the cineplex auditoriums for theatergoers will be via the adjacent Alameda Theater. The architect of record for the cineplex is Rob Henry of The Henry Architects, Seattle, Washington.

The new cineplex is planned to occupy a prominent street corner site within a historic urban setting, in contrast, say, to a suburban location or a shopping center. In addition to the Alameda Theater, several other properties in the immediate vicinity also are listed or are eligible for listing in the National Register of Historic Places: the Twin Towers United Methodist Church, Park Street Historic Commercial District, Alameda High School, Alameda Free Library, and Alameda City Hall. The Park Street Historic Commercial District consists of some 14 contributing properties, nearly all of which include storefronts whose architectural components routinely are recognized as a major character-defining feature of Main Street America.

Findings

1. The proposed cineplex is a single structure that is designed to accommodate two types of uses and occupancies. The primary use is the seven-screen cineplex, with its support functions and requirements. The cineplex, for the most part, enjoys an "internal" life. The other use of the cineplex structure, a secondary use, is the ground-level space fronting Central Avenue, identified as

retail space with storefronts. By its very nature, this use, in contrast to the cineplex, enjoys an "external" life. Successful storefront retail uses are both contributors to life on the street and dependent upon life on the street.

The Central Avenue retail space storefronts, as well as treatment of the corner entry at Oak and Central, consist of non-dimensional, aluminum-frame glazing for window areas and doors. In design and use of materials, this solution lacks "sidewalk character" customarily exhibited by storefronts in historic downtown commercial districts. Specifically, the present solution is incompatible with the character-defining features to be found in almost all of the retail storefronts located within the Park Street Historic Commercial District. [The Park Street storefronts consist of recessed entries, bulkheads or some kind of base element, display windows and transom windows. Most of these storefronts also tend to be recessed and framed within the building's façade.] In a word, the quality or feeling engendered by the architectural character of these storefronts is inviting. Accordingly, redesign of the Central Avenue storefronts should be a high priority item.

2. The cineplex structure's Central Avenue and Oak Street façades have been the subject of considerable public testimony. In essence, such comments and the present review share several similar kinds of observations and suggestions.

1. Overall, the design and use of materials lack clarity and consistency.

Vertical elements are inconclusive. Columns expose the structure, then they don't. It's either a pilaster or it isn't. Sheathing is employed, then it's peeled away. ✓

2. The building lacks a base, in part because the retail space storefronts lack a base element or treatment. ✓

3. The façade's large precast concrete panels are flat, thereby adding to the building's box-like, massive feeling. ✓

4. The corner tower element includes horizontal bands designed to be evocative of Art Deco stylistic features of the Alameda Theater and the Park Central Apartments building. This evocation could exhibit a greater response, e.g., ribbed or scalloped pilasters, chevron-shaped precast concrete panels, cylindrical-shaped cap of the corner tower element truncated with a 20-degree plane. ✓

Refinements in design of the Central Avenue and Oak Street façades should be given major consideration. Formality and resolution of basic elements can be improved and enhanced to a much greater degree, consistent with the achievement of such qualities in nearby National Register properties.

3. Drawings show the presence of a sign on the rounded corner tower element, in this case indicating Alameda Theater. This sign with this content effectively competes with the historic Alameda Theater sign. Probably any sign located on the corner tower element would serve to diminish, in some manner, the value of the Alameda Theater historic sign. As such, the use of any sign or signs with text on the corner tower element probably should be avoided.
4. Installation of bronze tinted glass is indicated for glazing of the second level, convex-shaped projecting element and for glazing of the mezzanine level cineplex offices. The use of tinted glass is incompatible with transparent glazing used throughout most of Downtown Alameda, let alone all of the properties that contribute to the Park Street Historic Commercial District. The use of Low-Emissivity (Low-E) glazing increasingly is used in commercial applications to meet code requirements and to lower energy costs, with no greater degree or amount of reflection than that of tinted glass.
5. Exit doors for the cineplex at grade on Oak Street and at the east end of the Central Avenue façade should be glazed with some kind of frosted glass, in order to minimize the appearance of dead spaces or voids in the sidewalk environment. When backlit or downlit after dark, such treatment can add a certain degree of warmth to the sidewalk environment, and, at the same time, may also discourage certain kinds of inappropriate behavior.
6. Two items that involve interfacing the cineplex structure with the Alameda Theater warrant attention at an early date. Floor plans for the cineplex show connections with the Alameda Theater at two locations, whereas ARG's plans for the Alameda Theater show connections at three locations. The second item involves the marquee of the Alameda Theater. ARG's plans indicate restoration and rehabilitation treatments for the entire length of the existing original marquee, whereas plans for the cineplex indicate truncation of the marquee's west end flush with the west exterior wall of the Alameda Theater. Truncation of the marquee would result in an adverse impact.

7. The elevation for Central Avenue and the roof plan are inconsistent with one another in showing locations for corrugated metal screening of rooftop mechanical units.

8. Locations and types of external illumination for the cineplex structure are not indicated on plan drawings. Development of plans and specifications for external illumination of the Oak Street and Central Avenue façades, as well as the corner tower unit, should study and then reference character-defining features of external illumination at the Alameda Theater and Twin Towers United Methodist Church. Plans and specifications for external illumination of the cineplex warrant detailed review and analysis prior to approval.

9. The plans indicate use of a clear anodized aluminum system for uniform glazing of all window and door areas, as well as use of a clear anodized aluminum for the large mechanical grilles on the Central Avenue façade. However, at the May 9 meeting of the Planning Board, members of the Planning Board indicated their preference for use of dark anodized aluminum for the storefront windows and doors. Strict adherence to this decision would result in the use of two colors or types of anodized aluminum systems on the Oak Street and Central Avenue façades. In addition, plans for rehabilitation of the storefronts at the Alameda Theater call for use of clear anodized aluminum.

CONSTRUCTION OF A NEW PUBLIC PARKING STRUCTURE

The proposed new public parking structure, to be located on Oak Street between the proposed new cineplex structure to the south and Long's parking lot to the north, is designed to provide 352 independently-accessible parking spaces on six levels. The structure's prominent front façade, 127 in width, will rise to 61 feet at its highest point on Oak Street. The structure's north façade, 150 feet in length, will be only partially visible. The structure's east and south walls, adjacent to the Alameda Theater and the new cineplex respectively, will not be visible.

This public parking structure is scheduled to be accessible 24/7. Current plans do not call for the presence of on-site attendants. As patrons will pay for parking at freestanding pay stations to be located throughout the garage, there will be no need for installation of attendant booths and gates to control ingress/egress on Oak Street.

The architect of record is Michael Stanton of Michael Stanton Architecture, San Francisco. As this parking structure has been treated from the outset as a design-build process, many actual details and specifications regarding design, use of materials, finishes and hardware will be addressed and decided by the design-build contractor.

Findings

1. One unknown at this point, and of particular interest, is the manner in which this structure will be illuminated. As indicated at the May 9 meeting of the Planning Board, specifications for illumination have not yet been prepared. With respect to location, this parking structure straddles the line between major civic properties located to the southwest, west and northwest, and the Park Street Historic Commercial District to the north, east and south. Existing illumination in this historic setting tends to be subdued and understated, soft and inviting. By contrast, parking facilities at shopping centers, airports, auto

dealerships and other stand-alone uses tend to be purposely illuminated as a means of announcing their presence and attracting patrons. In such cases, the resulting illumination very often tends to be on the bright side, to the point of being somewhat harsh and unfriendly.

There are many areas of this parking structure for which some means of illumination is being considered: poster boxes, projecting sign, downlighting of entries, and uplighting of the exterior wall on Oak Street; interior parking areas; Oak Street stairway and underside of stairway's metal canopy; exterior parking area on top level; and other areas and facilities of the structure's interior, such as elevators, pre-cast concrete bollards, mechanical rooms and the enclosed rear stairway. At the May 9 meeting of the Planning Board, particular concern was expressed regarding the height and type of fixture used to illuminate exterior parking on the top level.

The design-build contractor selected for this project should be required to retain a qualified lighting consultant, who in turn should prepare a detailed program that specifies all sources and types of illumination to be used in this parking structure. This package should then be presented to the Planning Board for its review and approval.

2. Drawings for the parking structure also show the presence of three exterior signs: the internally-illuminated projecting sign at the south end of the Oak Street façade; non-illuminated individual stainless steel letters mounted on the metal panel located above the Oak Street vehicular ingress/egress; and non-illuminated individual stainless steel letters mounted on the north wall's brick veneer. Additional signing will be needed in the structure's interior spaces, e.g., wayfinding signs to elevators and stairways, payment instructions at the pay stations.

Similar to the recommendation above regarding illumination, the design-build contractor selected for this project should be required to retain the services of a qualified environmental graphics consultant, who in turn should prepare a comprehensive, detailed sign program for review and approval by the Planning Board.

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APPENDIX

ALAMEDA THEATER REHABILITATION PROPOSED TREATMENTS

Prepared by:

ARCHITECTURAL RESOURCES GROUP

Alameda Theatre Rehabilitation
Proposed Treatments
May 16, 2005

The Secretary of the Interior's Standards for the Treatment of Historic Properties	
Preservation	<i>Preservation</i> is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.
Rehabilitation	<i>Rehabilitation</i> is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.
Restoration	<i>Restoration</i> is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.
Reconstruction	<i>Reconstruction</i> is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.
Treatment for the entire project	The proposed Alameda Theatre project will be governed by the Standards for Rehabilitation. The historic theatre will be utilized as a modern cinema theatre with alterations to accommodate a ticket booth, concession area, stadium seating, and disabled access. Internal connections will be provided to the proposed Cineplex. Seismic improvements will be carried out, and new mechanical, electrical, plumbing and fire protection systems will be installed throughout. As part of the project, significant historic features and finishes will be reestablished. This work will follow the specific standard as noted in the table below.

Alameda Theatre Rehabilitation
Proposed Treatments
May 16, 2005

CHARACTER DEFINING FEATURE	ORIGINAL	EXISTING CONDITIONS	SCOPE OF WORK	TREATMENT
Exterior				
Concrete walls, including vertical piers, bas-relief panels, and rosettes	Integrally colored concrete	Painted	Existing painted finish to remain; three new openings in the west wall will provide access to the Cineplex; west wall to be concealed by new stair/ramp enclosure, parking structure and Cineplex	Rehabilitation
Marquee	Sheet metal marquee; vertical neon sign and accents; decoratively stenciled ceiling panels; retractable canvas awnings	Damaged and deteriorated metal; concealed under circus canopies at storefronts: stenciled patterns on ceiling panels have been painted over.	Circus canopies to be removed; sheet metal to be repaired and/or replaced; neon to be repaired and/or replaced (original animator function will not be repaired); vertical sign to be painted to match original color scheme; ceiling panels to be repainted but not restenciled; retractable canvas awnings will be reproduced	Restoration / Rehabilitation
Storefronts	Metal storefront system with structural glass base at retail spaces; structural glass/glazed clad walls with poster cases at recessed entry to the theatre	Original and replacement storefront systems with marble tile base east of entrance; altered poster cases with marble tile walls at recessed entry to the theatre	Remove existing storefronts for structural work and reconstruct in original configuration with spandrel glass base; ticket machines to be added to exterior vestibule walls and existing tile replaced with spandrel glass	Rehabilitation
Terrazzo paving	Multi-colored terrazzo paving	Original remains in fair condition	Clean and reseal	Preservation

Alameda Theatre Rehabilitation
Proposed Treatments
May 16, 2005

CHARACTER DEFINING FEATURE	ORIGINAL	EXISTING CONDITIONS	SCOPE OF WORK	TREATMENT
Ticket booth	Free-standing ticket booth with metal storefront system and structural glass base.	Original was removed; footprint remains in terrazzo paving	No work; a new ticket booth will be located in the vestibule	Information only
Retail Spaces				
	Four individual retail spaces	Extensive alterations have been carried out in the retail spaces	All interior partition walls will be removed for future tenant improvements	Rehabilitation
Vestibule, Rooms 100 and 101				
Floor	Rubber mats inlaid in terrazzo border	Terrazzo remains in fair condition; 2 rubber mats remain	Terrazzo border will be retained; new rubber mats will be installed	Restoration
Walls	Painted plaster walls	Original finishes have been overpainted	Plaster walls will be repaired; walls will be painted to match original color	Restoration
Soffit	Cast plaster soffit and bas-relief ornament with metal leaf finish	Original finishes have been overpainted	Plaster to be repaired; new metal leaf finishes to match original to be applied over existing paint	Restoration
Ceiling	Plaster ceiling with metal leaf finish	Original finishes have been overpainted	Plaster to be repaired; new metal leaf finishes to match original to be applied over existing paint	Restoration
Doors	Six pair of glazed wood doors with painted finish and etched glazing	Original doors are in fair condition and have been overpainted; Etched glazing has been removed and replaced; hardware elements are missing	Center two pairs of doors to be removed for construction of ticket booth; existing doors to remain to be rehabilitated; new clear glazing to be installed; new hardware to be installed	Rehabilitation

Alameda Theatre Rehabilitation
Proposed Treatments
May 16, 2005

CHARACTER DEFINING FEATURE	ORIGINAL	EXISTING CONDITIONS	SCOPE OF WORK	TREATMENT
Light fixtures	Decorative ceiling mounted fixtures	Original fixtures remain in fair condition	Two fixtures will be removed for installation of the ticket booth; three remaining fixtures will be cleaned and relamped	Restoration / Rehabilitation
Poster cases	Metal and glass recessed cases	Originals remain in fair condition	Existing cases to be cleaned; non-original Plexiglas to be removed and replaced with glass; and missing hardware to be replaced	Restoration
Decorative metal grilles	Painted decorative metal grille	Original remains in good condition	Metal grilles to be cleaned and repainted	Restoration
Lobby, Rooms 102 and 103				
Floors	Carpet with custom floral pattern	Original carpet has been replaced	New carpet with custom floral pattern matching historic pattern to be installed	Rehabilitation
Walls	Painted plaster walls with metal leaf horizontal bands; painted wood base	Original finishes have been overpainted; plaster is in fair to poor condition and a large area is missing at the center of the north wall	Plaster to be repaired; new paint and metal leaf finishes to match original to be applied over existing paint; new opening to be created in north wall to provide access to proposed concession area; existing door opening in west wall to be widened to provide access to proposed Cineplex	Restoration of finishes; Rehabilitation

Alameda Theatre Rehabilitation
Proposed Treatments
May 16, 2005

CHARACTER DEFINING FEATURE	ORIGINAL	EXISTING CONDITIONS	SCOPE OF WORK	TREATMENT
Bas-relief at door surrounds and panel above doors	Decorative plaster bas-relief with metal leaf finish	Original finish has been overpainted	Plaster to be repaired; new leaf finishes to match original to be applied over existing paint	Restoration
Ceiling (below mezzanine)	Plaster ceiling with metal leaf finish and painted banding; Fluted plaster beams with metal leaf finish	Original finishes have been overpainted	Plaster to be repaired; new paint and metal leaf finishes to match original to be applied over existing paint	Restoration
Columns	Painted plaster columns; decorative plaster bas-relief with metal leaf finish	Original finishes have been overpainted	Plaster to be repaired; new paint and metal leaf finishes to match original to be applied over existing paint	Restoration
Coffered ceiling and chandelier surround	Plaster with metal leaf finish; decorative plaster bas-relief at chandelier surround with paint and metal leaf finish	Original finishes have been overpainted; existing finishes at the coffered ceilings are failing in many locations	Plaster to be repaired; metal leaf and paint finishes to match original to be applied over existing paint	Restoration
Doors	Painted wood doors (Vestibule doors: similar to above)	Existing doors that remain have been overpainted but majority have original hardware	Existing doors to be painted to match original; original hardware to remain where code allows; some new hardware to be installed; new doors to match existing where required	Rehabilitation
Staircase / railing	Carpeted stairs; painted metal railing and guardrail	Original carpet has been replaced; metal railing and guardrail have been overpainted	New carpet with custom floral pattern matching historic pattern to be installed; railing and guardrail to be painted to match original	Restoration

Alameda Theatre Rehabilitation
Proposed Treatments
May 16, 2005

CHARACTER DEFINING FEATURE	ORIGINAL	EXISTING CONDITIONS	SCOPE OF WORK	TREATMENT
Chandelier	Embossed wire glass panels with metal trim/supports; neon and incandescent lighting system	Some glass panels are cracked or broken; a few are missing; neon has been replaced with fluorescent	Glass panels will be cleaned, repaired or replaced to match original; metal to be cleaned; neon and incandescent lighting to be reinstalled; the entire fixture will be netted	Restoration
Shadow box above entry doors	Plaster shadow box; wood surround with metal leaf and painted finishes	Shadow box has been infilled with metal frame and translucent panels; wood surround has been overpainted	Remove panels and restore shadow box and lighting; metal leaf and paint finishes to match original to be applied over existing paint on surround; install new metal letters in shadow box (similar to shadow box design at the Paramount Theatre)	Restoration
Signage	Metal and glass blade signs at Men's and Women's rooms; metal and glass recessed at blade signs indicating aisle numbers above auditorium doors and at telephone booth; metal and glass exit signs	Original restroom and exit signs remain although lighting is non functional; telephone and auditorium aisle signage is missing, although wall recesses remain	Existing signage will be cleaned and relamped; missing telephone and auditorium aisle signage will be replaced	Restoration
Light fixtures	Original lobby fixtures included a pair of floor mounted torchieres located on the north wall and a pair of pendant mounted decorative fixtures located at the east and west ends of the mezzanine ceiling	Original fixtures have been removed but are stored in the building	Original light fixtures will be cleaned, relamped and reinstalled in their original locations	Restoration

Alameda Theatre Rehabilitation
Proposed Treatments
May 16, 2005

CHARACTER DEFINING FEATURE	ORIGINAL	EXISTING CONDITIONS	SCOPE OF WORK	TREATMENT
Phone booth	Recessed phone booth with bi-fold wood door	Original finish has been overpainted; phone has been removed; doors have been removed	Plaster to be repaired; paint finishes to match original to be applied over existing paint	Partial Restoration
Drinking Fountain	Two porcelain drinking fountains	Drinking fountains have been removed but are stored in the building	Repair and reinstall drinking fountains in original locations; provide new accessible drinking fountain in Cineplex	Restoration
Men's Lounge and Restroom, Rooms 104 and 105				
Floor	Tile floor	Tile remains intact in good condition	Tile to be cleaned and repaired; missing tiles to be replaced to match originals	Restoration
Walls	Painted plaster walls with painted wood base in lounge; glazed hollow clay tile with striped pattern in restroom	Walls and base have been overlaid with plaster and repainted; glazed hollow clay tile walls remain intact in good condition	New lounge walls to match original to be installed; glazed hollow clay tile walls will be seismically strengthened with an exposed system of 2" x 2" plates installed at 4'-0" on center	Rehabilitation / Restoration
Ceiling	Painted plaster ceiling with plaster crown mold	Ceiling has been repainted	Repair plaster and repaint	Restoration
Doors	Painted wood panel door	Door has been painted	Door to be painted to match original color	Restoration

Alameda Theatre Rehabilitation
Proposed Treatments
May 16, 2005

CHARACTER DEFINING FEATURE	ORIGINAL	EXISTING CONDITIONS	SCOPE OF WORK	TREATMENT
Windows	Steel sash window in Room 104	Existing window remains in good condition	Window will be covered by the proposed Cineplex project; window to be removed and salvaged; opening to be infilled with fire-rated construction as required by the building code, reconfigured property line, and Cineplex construction	Rehabilitation
Partitions	Marble partitions; wood doors with fluted detail to match auditorium door	Original remain intact except for one partition and two doors	Existing partitions to be cleaned; existing doors to be painted to match original; new marble partition and wood doors to match the original to be installed where missing (ADA restroom to be installed in Cineplex)	Restoration
Plumbing fixtures	Porcelain ceramic water closets and urinals (urinals set into glazed hollow clay tile walls)	Original fixtures remain in good condition	New water closets to be installed; original urinals to be cleaned and retained	Restoration / Rehabilitation

Alameda Theatre Rehabilitation
Proposed Treatments
May 16, 2005

CHARACTER DEFINING FEATURE	ORIGINAL	EXISTING CONDITIONS	SCOPE OF WORK	TREATMENT
Women's Lounge and Restroom, Rooms 116 and 117				
Floor	Carpet in lounge and tile in restroom	Carpet has been removed and replaced with vinyl tile; tile remains in fair condition	New carpet to be installed in lounge; original tile to be patched; new tile to be installed where restroom is expanded	Restoration / Rehabilitation
Walls	Painted plaster walls in lounge; glazed hollow clay tile in restroom	Plaster walls have been overpainted; masonite panels have been installed in the restroom	Plaster walls to be painted; new tile walls to be installed over existing and new restroom walls	Restoration / Rehabilitation
Ceiling	Painted plaster with decorative soffit	Plaster has been overpainted	Plaster to be repaired and repainted	Restoration
Plumbing fixtures	Porcelain ceramic water closets and lavatories	Water closets remain in poor condition	New fixtures to be installed	Rehabilitation
Auditorium, Room 110				
Floor	Concrete floor with inlaid carpet at the aisles; auditorium seats with floral upholstery	Concrete floor remains under built-up roller skating rink/gymnasium floor; carpet has been removed; seats have been removed	Built-up floor to be removed; original concrete floor to be repaired; new stadium seating structure to be constructed over existing floor in rear portion of auditorium; built-up level floor to be constructed for concession rooms; new carpet to be installed at aisles; new linoleum to be installed under seating	Rehabilitation

Alameda Theatre Rehabilitation
Proposed Treatments
May 16, 2005

CHARACTER DEFINING FEATURE	ORIGINAL	EXISTING CONDITIONS	SCOPE OF WORK	TREATMENT
Walls				
East/West Walls	Cast plaster wall and ceiling niches with metal leaf finish; concrete piers with paint/glaze finish	Wall and ceiling niche finish remains intact although heavily soiled; Acoustic tiles have been installed over the concrete piers; 7 foot high wood framed buffer wall constructed over walls	Wood buffer wall to be removed; plaster to be repaired; metal leaf finish at wall niches to be lightly cleaned; limited metal leaf infill at water damage; new acoustic panels to be installed over existing piers to achieve THX rating	Preservation / Rehabilitation at concrete piers
North Wall	Cast plaster proscenium arch with metal leaf finish	Metal leaf finishes remain intact although water damaged at upper corners	Plaster to be repaired; metal leaf finish to be lightly cleaned; limited metal leaf infill at water damage	Preservation
South Wall	Acoustic plaster with decorative surrounds at auditorium doors	Infill construction has been built over original wall; decorative surrounds have been removed	Wall surfaces to be removed for installation of concrete frame; Concession stand, storage rooms and office to be constructed at the center of this wall	Rehabilitation
Ceiling under balcony	Cast plaster niches with metal leaf finish extend into ceiling with paint/glaze surrounds; plaster ceiling with metal leaf finish and painted banding; cast plaster grilles with painted finish; painted metal grille and molding at recessed light fixtures	Cast plaster niches have been overpainted; all other ceiling finishes except niches have also been overpainted	Plaster to be repaired; cast plaster niches to be lightly cleaned; painted surfaces to be repainted	Preservation at niches / Rehabilitation

Alameda Theatre Rehabilitation
Proposed Treatments
May 16, 2005

CHARACTER DEFINING FEATURE	ORIGINAL	EXISTING CONDITIONS	SCOPE OF WORK	TREATMENT
Main Ceiling	Cast plaster niches with metal leaf finish extend into ceiling with paint/glaze surrounds; plaster with metal leaf finish; cast plaster bands with painted finish; cast plaster return air grilles	Original finishes remain intact in fair condition; holes have been created by past tenants for light fixtures and equipment anchorage	No work: existing finishes to remain; existing holes will not be repaired. Note: Phase II of the hazardous materials assessment has not yet been scheduled by the City; when complete, the abatement recommendations will likely include selective containment of the peeling paint at the ceiling; selective containment could be accomplished through brushing away the loose / flaking paint and repainting to match adjacent surfaces	No work / Preservation for the hazardous materials abatement work
Chandelier	Metal chandelier	Original remains intact	Chandelier to be relamped	No work except to relamp
Light Cove	Recessed light cove	Original remains intact	Light bulbs will be replaced	Restoration
Doors	Painted flush wood exit doors	Original doors remain in fair condition, concealed by buffer wall	Existing doors to be repainted; new hardware to be installed; south west doors to be fixed closed due to ADA ramp construction on exterior side	Rehabilitation

Alameda Theatre Rehabilitation
Proposed Treatments
May 16, 2005

CHARACTER DEFINING FEATURE	ORIGINAL	EXISTING CONDITIONS	SCOPE OF WORK	TREATMENT
Light fixtures	Original light fixtures included metal dish pendant fixtures located in each ceiling niche, recessed can lights (2 per coffer), and metal dish pendant fixtures at each balcony recessed light fixture	Three ceiling pendant fixtures have been removed and are stored in the building; remaining pendants are intact with only a few elements missing; recessed fixtures have been removed; balcony pendant fixtures have been removed	Ceiling pendants to be cleaned, relamped and missing elements reproduced; stored pendants to be cleaned, relamped and reinstalled; new recessed fixtures to be installed in original locations; balcony recessed fixtures to be cleaned and relamped and metal pendants to be reproduced	Restoration
Stage curtain	Hand-painted curtain assembly	Original curtain remains in fair to poor condition; east panel has severe water damage and dry rot; valance remains with a large hole in the center where a speaker was installed	Original curtain to be repaired and fire treated and new colored, flame-retardant velour backing curtain to be installed; if fire treatment is not feasible due to extent of damage, a new flame-retardant velour curtain with digitally printed design to match original to be installed; original valance curtain to receive similar treatment	Preservation / Rehabilitation
Orchestra Pit and Stage Stairs	Recessed orchestra pit; stairs to stage	Original remains under raised floor construction	Orchestra pit, stairs and pipe railings to be repaired and repainted	Restoration

Alameda Theatre Rehabilitation
Proposed Treatments
May 16, 2005

CHARACTER DEFINING FEATURE	ORIGINAL	EXISTING CONDITIONS	SCOPE OF WORK	TREATMENT
Mezzanine Foyer and Lounge, Rooms 200, 202, 203, and 206				
Floor	Carpet with custom floral pattern	Original carpet remains in the lounge and foyer but is in poor condition	New carpet with custom floral pattern matching historic pattern to be installed	Rehabilitation
Walls	Painted plaster walls with metal leaf horizontal bands; painted wood base	Original finishes have been overpainted; plaster is in fair to poor condition	Plaster to be repaired; new paint and metal leaf finishes to match original to be applied over existing paint	Restoration
Bas-relief ornament at mirrors and lounge wall	Decorative plaster bas-relief with metal leaf finish	Original finish has been overpainted	Plaster to be repaired; new paint and metal leaf finishes to match original to be applied over existing paint	Restoration
Ceiling	(See Lobby Coffered Ceiling)			
Doors	Painted wood doors with metal leaf bands; doors in curved walls are curved	Existing doors have been overpainted and have replacement hardware	Existing doors to be painted and releafed to match original; new hardware to be installed	Restoration / Rehabilitation
Gates	Openings to balcony stairs were originally open	Metal gates have been installed in the openings to control access to the balcony	The metal gates will be replaced; the design of the new gates will be compatible with historic character of the theatre	Rehabilitation

Alameda Theatre Rehabilitation
Proposed Treatments
May 16, 2005

CHARACTER DEFINING FEATURE	ORIGINAL	EXISTING CONDITIONS	SCOPE OF WORK	TREATMENT
Light fixtures	Original fixtures included a pair of pendant mounted decorative fixtures located at the lounge; a pair of wall mounted fixtures at each mirror; three pendant mounted fixtures at the mezzanine foyer	Original fixtures remain except for pendant mounted fixtures in the lounge	Existing fixtures will be cleaned and relamped and missing elements will be replaced to match original; Missing pendant fixtures will be reproduced based on photographic documentation and remaining glass shades stored in theatre	Restoration
Mural	Bas-relief mural assumed to have metal leaf finishes	Original mural was overpainted with a new mural design; wall cases currently cover this wall	Wall cases to be removed; no work on mural	No work
Furniture	Built-in banquette seating at mezzanine foyer	Banquette seating is intact in fair condition	Banquette to be cleaned, repaired and reupholstered	Restoration
Hall 209				
Floor	Concrete	Concrete / carpet	Existing carpet to be removed; new carpet to be installed over existing concrete floor	Rehabilitation
Walls	Exposed concrete and hollow clay tile walls	Painted concrete and hollow clay tile walls	Fiber wrap to be installed over hollow clay tile walls for seismic strengthening; new painted gypsum board wall finishes to be installed over metal stud wall furring, typ at west, north, and east walls; new partition to be installed at south wall	Rehabilitation
Ceiling	Painted plaster ceiling	Original painted ceiling remains in poor condition	New painted gypsum board to be installed over existing damaged ceiling	Rehabilitation

Alameda Theatre Rehabilitation
Proposed Treatments
May 16, 2005

CHARACTER DEFINING FEATURE	ORIGINAL	EXISTING CONDITIONS	SCOPE OF WORK	TREATMENT
Doors	Painted wood doors with metal leaf bands; doors in curved walls are curved	Existing doors have been overpainted and have replacement hardware	Existing doors to be painted and releafed to match original; new hardware to be installed; existing door swing to be modified to allow for an accessible path of travel to the mezzanine floor	Restoration / Rehabilitation
Windows	Steel sash window	Existing window remains in good condition	Window to be removed and salvaged for reuse in the building; opening to be enlarged and door to be installed to provide access to the proposed Cineplex project	Rehabilitation
Light fixtures	Original fixture design and configuration is unknown; this space was originally designated as an "unfinished space"	Modern, non-decorative fixtures have been installed	Light fixtures to be replaced	Rehabilitation
Balcony, Rooms 300, 301, 302, 303, and 304				
Floor	Concrete floor with inlaid carpet at the aisles	Original carpet remains in the cross aisle, but is in poor condition	No work	No work
Walls	(see Auditorium walls for a full description of the east/west walls)		New opening to be created in the west wall to provide access to the proposed Cineplex project	Rehabilitation
South Wall	Acoustic plaster	Original plaster has been painted	Acoustic treatment to be installed over this wall to achieve THX rating	Rehabilitation
Ceiling	(see Auditorium ceiling)			

Alameda Theatre Rehabilitation
Proposed Treatments
May 16, 2005

CHARACTER DEFINING FEATURE	ORIGINAL	EXISTING CONDITIONS	SCOPE OF WORK	TREATMENT
Doors	Metal clad exit doors	Original doors remain in poor condition	New exit doors to be installed	Rehabilitation
Balcony Railing	Plaster railing wall with metal leaf finish; pipe railing	Original finishes remain although leaf is missing in areas; pipe railing has been overpainted and sections are missing	Replace missing sections of pipe railing for life-safety; no work elsewhere	No work / Restoration
Design Elements (Theatre Developer Scope of Work)	The following elements are part of the theatre developer's program and will be installed under a separate scope of work. They will be new elements within the historic theatre; and as such, they should be designed according to the Secretary of the Interior's Standard for Rehabilitation to be compatible with the character of the historic theatre			
Exterior signage above entry doors				Rehabilitation
Exterior poster cases				Rehabilitation
Interior signage				Rehabilitation
Concessions casework				Rehabilitation
Theatre seats				

CITY RESPONSE TO***SECTION 106 REVIEW AND FINDINGS: REHABILITATION OF THE ALAMEDA
THEATER AND CONSTRUCTION OF A NEW CINEPLEX AND PUBLIC PARKING
STRUCTURE (MAY 2005)***

***PREPARED BY BRUCE ANDERSON
OF URBAN CONSERVATION & URBAN DESIGN***

In conjunction with its consultants and partners, City staff has reviewed Mr. Bruce Anderson's Section 106 Findings and has developed the following response for consideration by the Planning Board at its June 13, 2005 meeting.

The architects for each component of the project include Architectural Resources Group (ARG) for the rehabilitation of the theater, The Henry Architects for the Cineplex, and Michael Stanton Architecture (MSA) for the parking garage.

RESPONSE TO FINDINGS: REHABILITATION OF THE ALAMEDA THEATER

- 1) Information only. No response to the comment is necessary.
- 2) A number of fieldwork and testing tasks have been postponed until the City attains ownership of the theatre. At the current time, ARG's design documents make assumptions about these areas, and the project budget provides an allowance for the work. Per the current schedule, these outstanding tasks will be completed and the appropriate solution will be developed prior to the issuance of bid documents. The solutions will be designed to comply with The Secretary of the Interior's Standards for Rehabilitation.
- 3) As currently envisioned, the ticket booth will be redesigned so that the vestibule ceiling fixtures are not removed or obscured. The glazed side walls of the ticket booth will terminate at the bottom of the lowest, existing soffit in the vestibule, leaving a 1'-8" clear opening between the top of the glazed wall and the main ceiling. This will permit the retention of the existing ceiling light fixtures, which are approximately 5" deep. In order to meet the theatre developers' security needs in the ticket booth, small motion detectors will be mounted on the side of the soffit to monitor the clear opening.
- 4) ARG will coordinate the number of openings and treatment of the access points with The Henry Architects. The revised Cineplex designs presented to the Planning Board in June will be consistent with ARG's drawings.

- 5) In the past two years, ARG has asked two professionals from the carpet industry to examine the carpet in the theatre. We opted for an approach that provides new carpeting throughout, in order to maintain a uniform floor appearance. However, ARG will modify its approach to the carpet in the mezzanine per the Section 106 Findings. The existing carpet in the mezzanine foyer and lounge will be cleaned, repaired, and retained. New compatible carpeting will be installed elsewhere. It should be noted that the existing, historic carpet is heavily stained in some areas. In a few locations, there are small holes and zippering.
- 6) Information only. No response to the comment is necessary.
- 7) The theatre developer's contract with the City stipulates that these elements are designed to be compatible with the historic theatre. As construction administrator for the project, ARG will review developer's design for compatibility.

RESPONSE TO FINDINGS: CINEPLEX

1. The retail storefronts were designed, as presented to the Planning Board on May 9th, for a number of reasons:
 1. There are a number of examples of new and historic buildings in the Park Street Historic District that use metal-frame glazing for window areas and doors including the storefronts of the Alameda Theater.
 2. The aluminum-frame door and window system provides maximum flexibility for locating tenants and placing doors according to each tenant's individual needs. At this point in time, the developer is uncertain about the number and type of tenants and their specific space requirements. The greater flexibility that the configuration provides, the greater the leasing opportunities are likely to be.
 3. The retail storefronts face south and, as a result, are likely to receive significant sunlight throughout the year. The use of materials for the doors and windows other than aluminum such as, wood will require additional maintenance and are less practical given the southern exposure.
 4. While the Cineplex doors along Central Avenue are designed to meet the City's code requirements, they are not recessed given the size constraints of the lot. The current 20-foot depth of the proposed retail space is well below retail industry standards of 60 feet due to the space required for the three movie theaters on the first floor. If all the Cineplex's Central Avenue doors were recessed, an additional three to four feet could be lost, which would undermine the leasing potential of the space. If a single

tenant is found for the entire retail space, the fourth door closest to the Alameda Theater will be recessed to meet the City's exiting requirements.

5. There are no bulkheads currently proposed for the Cineplex to allow for flexibility in locating the doors according to each tenant's individual needs. In addition, the transparent base allows additional daylight to illuminate the interior of the space. If desired, spandrel glass could be placed at the base to create a base element for the storefronts. Additionally, the brick columns on either side of the storefronts are designed with a different color brick at the base to create a base element.
 6. A heavier 6-inch aluminum-clad element could be added to further differentiate the transom window from the display windows along the Cineplex storefront. However, the reason for employing a heavier transom line to provide structural support for recessed openings does not exist for the Cineplex since there are no proposed recessed openings.
2. The following provides a response to the bullet points under finding #2:
1. City staff believes The Henry Architects has presented a clear design and use of materials consistent with the City's *Final Design Guidelines for the Proposed New Cineplex*, approved by the Community Improvement Commission on March 15, 2005. In addition, the design is highly responsive to comments made by the HAB, Planning Board, and general public regarding preliminary designs. The design review submittal presented to the Planning Board on May 9th provided significant detail regarding the design of the building. Additionally, a sample board was provided to the Planning Board and is currently on display in the Planning and Building Department for review by the general public and the Planning Board. Per comments made by the HAB at their June 2, 2005 meeting, The Henry Architects has also revised their design to include uninterrupted brick along the columns at the ground floor for Planning Board review.
 2. See response #1.5.
 3. The precast concrete panels vary in color and are recessed in a number places creating an interesting design pattern for the second-story façade, which helps to diminish the box-like, massive feeling of the second-story corner, not add to it. In addition, the box-like feeling is diminished by the lowering of the vertical, tower element at the corner to the top of the mezzanine windows and by extending the two horizontal elements from the corner of the Central Avenue façade east towards the Alameda Theater.

4. The horizontal bands along the tower element at the corner were designed to be a simple, evocation of Art Deco stylistic features without competing with the Art Deco style of the theater. Other options were not used, such as ribbed or scalloped pilasters, in order to maintain the simplicity of the design and not compete with the detailing of the historic theater.
3. The sign on the corner will be eliminated. Any signage for the retail storefronts and second-story Cineplex will be brought to the Planning Board for approval at a later time as part of a comprehensive signage plan.
4. Low-Emissivity (Low-E) glazing will be employed instead of bronze-tinted glass for the second-level lobby and mezzanine level offices.
5. Exit doors along Oak Street will be glazed with frosted glass. All doors on Central Avenue will consist of clear glass.
6. The Cineplex designs will be made to be consistent with ARG's drawings with connections at three locations. In addition, the Cineplex designs will be revised to accommodate the western extension of the marquee. The marquee will not be truncated.
7. The Cineplex elevations and plans will be revised to show a consistent location for the metal screening of rooftop mechanical units.
8. The revised Cineplex submittal will include a more specific lighting diagram, illustrating placement of external illumination.
9. At the May 9th meeting, the Planning Board recommended a darker anodized aluminum for the retail storefronts without knowing that the rehabilitation of the Alameda Theater calls for the use of clear anodized aluminum. It will be staff's recommendation to the Planning Board that the aluminum remain clear to be consistent with the adjacent theater. At their June 2, 2005 meeting, the HAB also recommended using clear anodized aluminum to be consistent with the Alameda Theater storefronts.

RESPONSE TO FINDINGS: PUBLIC PARKING STRUCTURE

1. As part of the design-build process, a more detailed lighting plan will be brought back to the Planning Board for final approval. The design-build team will use their expertise to determine whether it is necessary to contract with a specialized lighting consultant.
2. As part of the design-build process, a more detailed signage plan will be brought back to the Planning Board for final approval. The design-build team will use

their expertise to determine whether it is necessary to contract with a specialized sign consultant.

SECTION 106
REVIEW AND FINDINGS
☐
SUPPLEMENTAL REPORT

**Rehabilitation of the
Alameda Theater**
and
**Construction of a New
Cineplex and
Public Parking Structure**

Prepared for:
**Community Improvement Commission
City of Alameda, California**

Prepared by:
**Robert Bruce Anderson
Urban Conservation & Urban Design**

December 2005

PURPOSE AND CONTEXT

The purpose of this supplemental report is to present findings following an independent review of a new set of plans and drawings expressly prepared for exterior design of a new, seven-screen cineplex structure with storefronts, and design and construction of a new public parking structure in Alameda's downtown commercial district. These proposed new structures, as well as rehabilitation of the historic Alameda Theater, are interrelated components of a major development project of the City of Alameda. The charge to conduct an independent review and make associated design refinements for each of these three components emanates from Mitigation AES-1 and Mitigation HIST-1 in the Initial Study/Environmental Assessment document for the proposed development project.

The review and findings of this supplemental report are to be considered for review and comment by the City's Historical Advisory Board. Minutes of the Historical Advisory Board's review and comments, as well as a copy of this report, will then be forwarded to City Council for its consideration and appropriate action.

BACKGROUND. At its meeting of June 27, 2005, the City of Alameda's Planning Board approved final design of a new, seven-screen cineplex and a design and use permit for a new six-level, 352-space parking structure as two contributing components of the proposed development project. The designs for each of these structures were those specifically referenced and addressed in a report document entitled, "Section 106 Review and Findings: Rehabilitation of the Alameda Theater and Construction of a New Cineplex and Public Parking Structure" (May 2005). The Planning Board's approval attached certain conditions, some of which reflected a direct response to specific issues indicated in the May 2005 Section 106 report just cited. Nevertheless, the Planning Board's approval of both project components was appealed to, and subsequently heard by, Alameda's City Council.

At its meeting of August 16, 2005, Alameda's City Council voted to uphold the Planning Board's approvals of June 27, 2005, regarding the proposed cineplex and parking

structures. However, the City Council's action to uphold the Planning Board's approvals included two additional conditions: first, the large, prominent window, located on the second level of the cineplex and facing Central Avenue, was to be made "less modern looking"; and second, the parking structure was to be made to look more like the parking structure located on South Locust Street in Walnut Creek, as designed by Komorous-Towey Architects.

In response to City Council's actions of August 16, Komorous-Towey Architects of Oakland was retained to prepare a new design for the development project's proposed parking structure. Soon thereafter, Komorous-Towey Architects also was asked to prepare schematic designs in response to the City Council's expressed desire to make the large, prominent window on the second level of the cineplex's Central Avenue façade "less modern looking".

At its meeting of November 1, 2005, Alameda's City Council voted to accept new, revised preliminary designs for the development project's proposed cineplex and 354-space parking structure. The preliminary designs accepted by the City Council on this date consisted of elevations and plan drawings as prepared and presented by Komorous-Towey Architects.

To reiterate the purpose, and therefore purview, of this supplemental report, it is to present findings following an independent review of a new set of plans and drawings for exterior design of a new, seven-screen cineplex structure with storefronts, and design and construction of a new public parking structure in Alameda's downtown commercial district, per acceptance by the City Council on November 1, 2005.

A Section 106 independent review with findings regarding rehabilitation of the Alameda Theater, the third component of the proposed development project, is contained in the May 2005 report document cited earlier. Copies of the May 2005 report were distributed to members of the City's Historical Advisory Board, Planning Board and City Council for review and the opportunity to comment. A complete set of the architect's working drawings for rehabilitation of the Alameda Theater was submitted to the City's Building Department

in November, 2005, for review and comment. Accordingly, this supplemental report neither includes any additional review nor presents any new findings regarding rehabilitation of the Alameda Theater.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS. The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (hereinafter referred to as The Secretary's Standards) consists of ten Standards and numerous Guidelines to determine the appropriateness of proposed project work subject to Section 106.

With respect to design and construction of the new cineplex and new public parking structure, Standard No. 9 in particular appears to be directly applicable to making a determination of the appropriateness of proposed project work:

"9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment."

The Secretary's Standards document referenced above also includes numerous Guidelines for Rehabilitating Historic Buildings. The Guidelines pertain to historic buildings of all sizes, materials, occupancy, and construction types; and apply to interior and exterior work as well as to new exterior additions and related new construction. Subject by subject, the Guidelines list and briefly describe, under the heading "Recommended", those approaches, treatments and techniques that are consistent with the Standards; and, under the heading "Not Recommended", those approaches, treatments and techniques that are not consistent with the Standards.

Of particular interest and potential applicability to the proposed project work that is subject to this supplemental review and report are those Guidelines that address "Setting: District/Neighborhood".

CONSTRUCTION OF A NEW CINEPLEX

This supplemental report addresses the development project's proposed new cineplex structure solely with respect to a new, or second, set of plans and drawings expressly prepared for exterior design of the cineplex and storefronts. Accordingly, this report does not alter or supercede contents of the first review and findings regarding design and construction of a new cineplex structure, as presented in the May 2005 Section 106 report. The plans and drawings subject to review and findings in this supplemental report are those prepared by Komorous-Towey Architects, Oakland, and formally accepted by Alameda's City Council on November 1, 2005.

The present review and findings regarding the development project's proposed new cineplex structure consists of two parts. The first part recapitulates issues and concerns identified in the May 2005 Section 106 report as specifically related to exterior design and use of materials of the cineplex and storefronts. The second part describes character-defining features of the cineplex exterior and storefronts as proposed by Komorous-Towey Architects, including elements of their proposal that respond to issues and concerns raised in the May 2005 report.

MAY 2005 SECTION 106 REPORT. In the May 2005 report, issues and concerns regarding the proposed new cineplex structure dealt primarily with design and use of materials for the Central Avenue storefronts and the Central Avenue and Oak Street façades. These issues and concerns are recapitulated below.

- *Re* Central Avenue Storefronts. "In design and use of materials, this solution lacks 'sidewalk character' customarily exhibited by storefronts in historic downtown commercial districts. Specifically, the present solution is incompatible with the character-defining features to be found in almost all of the retail storefronts located within the Park Street Historic Commercial District. . . . Accordingly, redesign of the Central Avenue storefronts should be a high priority item." (p. 9)

- *Re Central Avenue and Oak Street Façades.* “1. Overall, the design and use of materials lack clarity and consistency. Vertical elements are inconclusive. Columns expose the structure, then they don’t. . . . 2. The building lacks a base, in part because the retail space storefronts lack a base element or treatment. 3. The façade’s large, precast concrete panels are flat, thereby adding to the building’s box-like, massive feeling. 4. The corner tower element includes horizontal bands designed to be evocative of Art Deco stylistic features of the Alameda Theater and the Park Central Apartments building. This evocation could exhibit a greater response, Refinements in design of the Central Avenue and Oak Street façades should be given major consideration. Formality and resolution of basic elements can be improved and enhanced to a much greater degree, consistent with the achievement of such qualities in nearby National Register properties.” (pp. 9-10)
- Other items and concerns addressed a proposed sign on the rounded corner element, use of bronze tinted glass for openings on the mezzanine and second levels, glazing of exit doors on Central Avenue and Oak Street, lack of information regarding external illumination, and use of clear anodized aluminum for glazing of all windows, doors and large mechanical grilles.

PLANS AND DRAWINGS OF KOMOROUS-TOWEY ARCHITECTS. As stated at the outset to this report, the firm of Komorous-Towey Architects was retained to prepare and publicly present a new or second set of plans and drawings for the exterior of the development project’s proposed cineplex structure and storefronts. As such, the plans and drawings of Komorous-Towey Architects address only the design and use of materials on the Central Avenue and Oak Street façades and storefronts of the proposed cineplex. The development project’s program, and the cineplex structure’s main frame, dimensions, and configuration and use of interior spaces all remain unchanged.

Findings

1. Komorous-Towey Architects’ plans and drawings for the cineplex exterior are unmistakably evocative, in design and use of materials, of the Art Deco period in

American architecture. As with architecture of the Alameda Theater and other Art Deco buildings, Komorous-Towey's architecture is characterized by its resolute linear composition, emphatic application of vertical elements, and use of stylized decoration. The fluted pilasters serve as major contributors to the vertical feeling projected by the cineplex's Central Avenue and Oak Street façades; at the same time, these major vertical elements serve to de-emphasize and partially offset the relatively large size and box-like shape of the cineplex structure. This vertical feeling is further enhanced by the application of additional fluted and ribbed elements.

2. Komorous-Towey Architects' composition of the Central Avenue and Oak Street façades possesses clarity and consistency in their treatment of elements on each of three levels--storefront, mezzanine and second level. Both the base of each pilaster and the bulkhead or pony wall of each framed storefront module are sheathed with glazed ceramic tile. The framing of each storefront module is further defined by the presence of vertical piers and metal awnings. One of the Central Avenue storefront modules calls for installation of recessed double doors. Storefront openings would allow for installation of operable storefront window and/or door systems, and thereby increase opportunities for interaction between interior spaces, outdoor seating and life on the sidewalk.

The mezzanine multi-light transom windows are glazed with reeded or textured Low-E glass, untinted. Their straight-headed, geometric configuration, spanning the Central Avenue and Oak Street façades, reads as a major character-defining feature of this design. This band of transom windows provides a neutral, middle layer to the cineplex exterior, thereby allowing the passerby to better appreciate, respectively, the character-defining features of the storefront and second levels.

The second level is characterized by the conspicuous presence of six multi-light, V-shaped projecting bay windows and a cylindrical-shaped multi-paned element adjacent to the west wall of the Alameda Theater. These major glazed elements, decidedly vertical in orientation, are complemented with an array of protruding vertical ribs and strips and a parapet that appears to exhibit a fine-grained zig-zag trim.

3. Does Kormorous-Towey Architects proposed design for the Central Avenue and Oak Street façades and storefronts observe, to a discernable degree, the normative test of Standard No. 9, namely, does their design work sufficiently “differentiate itself from the old and is it compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment”?¹

The Kormorous-Towey Architects design and use of building materials for the exterior and storefronts of the proposed new cineplex structure clearly would differentiate it from the Alameda Theater, while at the same time achieving compatibility with architectural features of the historic Art Deco-period movie theater. It is compatible in terms of architectural style and association, but also unmistakably different from the Alameda Theater in terms of its three distinctive levels, its major projecting glazed elements, and its use of building materials, as described above. Additionally, its storefront design incorporates several features customarily found in historic Main Street storefronts, such as those that continue to exist within the adjacent Park Street Historic Commercial District.

4. If the City of Alameda desires to implement the conceptual plans and drawings for the cineplex exterior and storefronts as prepared by Komorous-Towey Architects, as publicly presented and accepted by the City Council on November 1, 2005, and as referenced in this report’s review and comment, then it is incumbent upon the City of Alameda to ensure continuation of their services into this project’s next phase, i.e., design development. Securing understanding and agreement on this matter will absolutely serve the best interests of all principal parties at this critical juncture in further development of the cineplex project--the project developer, the architect of record for the cineplex, the architect of the Central Avenue and Oak Street façades and storefronts, and the City of Alameda.

¹ It is important to recall that the question or issue of compatibility regarding the massing, size, scale and architectural features of the proposed cineplex structure was first addressed in the Draft Initial Study/Environmental Assessment document for the proposed development project. As stated on page C-7, “the adjacent new cineplex structure would be visually differentiated from the original historic theater by lower building height and an exterior wall recess where the two buildings meet, and would feature compatible massing, scale and architectural features.”

CONSTRUCTION OF A NEW PUBLIC PARKING STRUCTURE

The proposed new public parking structure, to be located on Oak Street between the proposed new cineplex structure to the south and Long's parking lot to the north, is designed to provide 354 independently-accessible parking spaces on six floors and the roof. The structure's prominent front façade, 127 in width, includes two stair towers that rise to 67 feet. The elevator tower, located directly behind the south stair tower, is the highest point of the structure at 71.5 feet. The structure's north façade, 150 feet in length, will feature a large mural that is center-mounted on the structure's north wall, which is 45 feet in width and set back from the Oak Street property line 59 feet. The structure's east and south walls, which are adjacent to the Alameda Theater and the new cineplex respectively, will not be visible.

The designer of record is Komorous-Towey Architects, Oakland. As this parking structure has been treated from the outset as a design-build project, many actual details and specifications regarding design, use of materials, finishes and hardware will fall within the domain and be addressed by the design-build firm's architect and contractor of record, yet to be selected. At the same time, Komorous-Towey Architects has been retained by the City of Alameda to serve as construction administrator for this project, to ensure that build out of the parking structure's Oak Street and north façades conforms in principle to the plans and drawings accepted by Alameda's City Council on November 1, 2005. Komorous-Towey Architects also has been retained to further develop and refine plans and specifications for the parking structure's exterior signage, exterior landscaping, and illumination, the last item with the assistance of a qualified lighting consultant.

Komorous-Towey Architects design of the proposed public parking structure differs significantly from the previous one approved by the City's Planning Board on June 27, 2005.

- Whereas the previous design used exterior walls to comply with structural safety requirements of the building code, the present design uses a combination of interior and

exterior columns and shear walls. Consequently, the present structural design allows for considerably more natural light to penetrate the garage's interior spaces. Additionally, the present design of the parking structure's north elevation, with its open bays, replaces the massive blank wall of the previous design.

- The present design of the Oak Street façade is more elaborate in composition, richer in detail, and more accessible to pedestrians than the previous design. In several respects, its design almost suggests or intimates a use or purpose other than parking of motor vehicles.
- The present design also differs from the previous design by relocating the second stairwell from the rear, northeast corner of the structure to the front, northwest corner of the structure. The relocation of this element addresses potential issues with public safety, and it also provides the Oak Street façade with balance and symmetry lacking in the previous design.

Findings

1. The architecture of the Oak Street façade is very orderly and balanced in its composition. Similar to the proposed design for the cineplex exterior and storefronts, design of the Oak Street façade consists of elements and detail that characterize buildings of the Art Deco period. The structure's two stair towers "bookend" the façade's lower middle section, which rises only to 48 feet at the sidewalk. The façade's columns are finished with projecting V-shaped forms, and capped with relatively fine-grained fluting. Sidewalk entries to the stair towers feature overhead panels cast in bas-relief, which, together with the "storefront-like" treatment of sidewalk entries to the structure's interior, are intentionally supportive of a pedestrian-friendly environment. Vehicular entry and egress to the structure is announced with use of a tall, vertical neon sign, perpendicular to the façade and integrated with a multi-layered, marquee-like base.
2. The façade materials consist of a combination of painted precast and cast-in-place concrete, and cement plaster finish, very similar to exterior materials of the cineplex. The drawings also indicate that all colors of the parking structure exterior are sandy

beige, and are to be related to the field and accent colors as called out for the exterior of the cineplex.

3. With all of the articulation of elements and attention to detail one finds in the design, materials and color scheme of the parking structure's Oak Street façade, a question, and potentially an issue, arises of whether the parking structure and the cineplex are intended to be partners of equal standing. It is assumed that the cineplex is to be the dominant structure and more important architectural statement of these two project components, and yet a review of the Komorous-Towey plans and drawings, e.g., Sheet A3, labeled as Corner View with Parking Structure, suggests some ambiguity on this point.

Is this public parking structure intended to serve as an adjunct or extension of the cineplex, or is the intent to design and build a public parking structure that serves many uses and users of Downtown Alameda, and not just patrons of the cineplex and Alameda Theater? Do the similar design elements and related field and accent colors of these two project components unnecessarily add to or reinforce concerns of some regarding the massing, size and scale of these two structures, especially when looked at collectively?

In a word, consideration should be given to toning down the presence of the public parking structure, so that it will not be read as either a partner of, or an adjunct to, the cineplex. A reduction in the number of colors, perhaps to the point of using just one basic color, as well as use of color neutral in value but clearly dissimilar to the field colors selected for the cineplex exterior, deserves further investigation and refinement. A simplified and toned-down color palette for the parking structure's exterior potentially could achieve several beneficial effects: the cineplex is more likely to read decisively and distinctively as the major corner centerpiece of the development project; the pedestrian-oriented environment of the parking structure's first level, with its "storefront-like" treatment of sidewalk entries and use of bas-relief panels, more likely would enjoy greater prominence; and opportunities to appreciate all of the façade's attention to Art Deco-inspired details and finishes is not likely to suffer, as all of the profiles, reveals, fluting and V-shaped forms would continue to project shadows, contours and dimensioned planes.

SOURCES

- City of Alameda, "Section 106 Review and Findings: Rehabilitation of the Alameda Theater and Construction of a New Cineplex and Public Parking Structure," Robert Bruce Anderson/Urban Conservation & Urban Design, May 2005
- City of Alameda, "Draft Initial Study/Environmental Assessment for the Proposed Alameda Theater, Cineplex and Parking Structure Project," Wagstaff and Associates et al, December 2004
- Komorous-Towey Architects, "Alameda Cinemaplex and Parking Structure," Sheets A1-A22, October 21 and 25, 2005
- Morton III, W. Brown et al, "The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings," National Park Service, U.S. Department of the Interior, Washington, D.C., 1992
- Weeks, Kay D. and Anne E. Grimmer, "The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings," National Park Service, U.S. Department of the Interior, Washington, D.C., 1995

CITY RESPONSE TO

***SECTION 106 REVIEW AND FINDINGS SUPPLEMENTAL REPORT: REHABILITATION
OF THE ALAMEDA THEATER AND CONSTRUCTION OF A NEW CINEPLEX AND
PUBLIC PARKING STRUCTURE (DECEMBER 2005)***

***PREPARED BY BRUCE ANDERSON
OF URBAN CONSERVATION & URBAN DESIGN***

In conjunction with its consultants and partners, City staff has reviewed Mr. Bruce Anderson's Supplemental Section 106 Findings and has developed the following response:

RESPONSE TO FINDINGS: CONSTRUCTION OF A NEW CINEPLEX

- 1) No response to finding is necessary.
- 2) No response to finding is necessary.
- 3) No response to finding is necessary.
- 4) The cineplex developer, Alameda Entertainment Associates (AEA), in conjunction with the City will contract with Komorous-Towey Architects (KTA) to provide transition services regarding the design development of the exterior cineplex design to ensure final designs are consistent with the conceptual plans and drawings prepared by KTA.

RESPONSE TO FINDINGS: CONSTRUCTION OF A NEW PUBLIC PARKING STRUCTURE

1. No response to finding is necessary.
2. No response to finding is necessary.
3. Report requests a "toning down the presence" of the parking structure through the use of a "simplified and toned down color palette." A greater differentiation between the parking structure and the cineplex is also noted. In response, new colors will be selected which will be more closely related to each other with less contrast in both chroma and value. These colors will also be more differentiated from and more neutral than the cineplex. However, some variation between the vertical pilasters and the spandrel panels will be maintained.

**MINUTES OF HISTORICAL ADVISORY BOARD
REGULAR MEETING OF THURSDAY, JANUARY 5, 2006
COUNCIL CHAMBERS, CITY HALL
2263 SANTA CLARA AVENUE – 7:00 PM**

Chair Anderson called the meeting to order at 7:00 pm. Secretary Eliason called the roll.

MEMBERS PRESENT: Chair Anderson, Vice-Chair Miller, Board Members Iverson, Lynch & Tilos.

MEMBERS ABSENT: None.

STAFF PRESENT: Secretary Eliason, Emily Pudell, Planner II, Jennifer Ott, Development Services Department, Debbie Gremminger, Recording Secretary.

MINUTES:

A motion and a second was made to approve the minutes of the regular meeting of December 1, 2005 with corrections. 5-0-0.

Ayes: 5; Noes: 0; Absent: 0. Motion carries.

AGENDA CHANGES AND DISCUSSIONS:

None.

ACTION ITEMS:

1. Historical Advisory Board's consideration of whether to recommend to the City Council that it designate the structure at 2320 Lincoln Avenue as a Historical Monument. (EP). *(Continued from the 11-03-05 meeting).*

Emily Pudell presented staff report. This item was before this Board on November 3, 2005 at the request of Board member Lynch. In November, the Board continued the discussion to allow more time for Board member Iverson to become familiar with the history of this building. Staff does not support the recommendation to nominate 2320 Lincoln Avenue a historic monument.

Chair Anderson opened the public hearing.

Kevin Frederick, 1287 Caroline Street, spoke in favor of recommendation.

There were no more speaker slips submitted. Chair Anderson closed the public hearing, and opened the floor to Board discussion.

Board member Lynch requested that this item be tabled to a future meeting to allow time for the property owner to complete the proposed renovations to the building.

M/S (Iverson, Lynch) to table this item until the proposed work has been completed. 2-3-0.

Ayes: 2 (Iverson, Lynch); Noes: 3 (Anderson, Miller, Tilos); Absent: 0; Motion failed.

M/S (Miller, Anderson) to accept Staff's recommendation not to recommend the designation of 2320 Lincoln Avenue as a historic monument. 3-2-0.

Ayes: 3 (Anderson, Miller, Tilos); Noes: 2 (Iverson, Lynch); Absent: 0; Motion carries.

2. CA05-0035 – 2320 Lincoln Avenue – Applicant: Li-Sheng Fu for Jim Hom. Applicants request a Certificate of Approval to alter more than thirty percent of the value of a historically designated commercial structure. The proposed work includes a new foundation and restoration of the existing siding and windows, where possible, and reconfiguration of the interior spaces for the purposes of establishing a new commercial use. The site is located at 2320 Lincoln Avenue within an C-C-T Community Commercial Theater Zoning District. (EP)

Emily Pudell presented the staff report. On July 15, 2005, an application for Minor Design Review was received by the Planning and Building Department to restore the building at to commercial/office use. The plans propose to restore the interior and exterior of the building, including a new foundation, interior staircase, and restoration of the building's existing siding and windows. A Certificate of Approval is required from this Board because the interior and exterior modifications to the building exceed the 30% threshold for demolition. Staff is recommending that the Board approve the Certificate of Approval for removal of more than 30% of the value of the structure with the conditions stated in draft Resolution.

There were no speaker slips submitted. Chair Anderson closed the public hearing and opened the floor to Board discussion.

The Board had several questions regarding the plans. Ms. Pudell stated that she has not begun the Design Review because she needed a decision from this Board regarding the demolition. The exterior of the building will remain as is.

In response to Board member Lynch's questions regarding the front door, Ms. Pudell informed the Board that she has not seen any historical pictures of the original door; however, the applicant will be required to provide a door schedule as part of the design review requirements.

M/S to (Miller, Anderson) to approve the Certificate of Approval, CA05-0035, to alter more than 30% with conditions as stated in draft resolution. 5-0-0.

Ayes: 5; Noes: 0; Absent: 0; Motion carries.

3. CA05-0033 – 2708 Lincoln Avenue – Applicant: Minxi Liu for Alvin and Lai Wong. Applicants request a Certificate of Approval to alter more than thirty percent of the value of a historically designated single family residence. The proposed work includes the addition of approximately 1,100 square feet first story and new second story, removal of 2/3 of the exterior rear and side walls, and removal of the roof. The site is located at 2708 Lincoln Avenue within an R-1, One Family Residence Zoning District. (EP)

Emily Pudell presented staff report. She informed the Board that this project has already received design review approval by the Planning Board on August 8, 2005, with the condition that prior to approval of the final plans for the building permit; the property owner shall apply for and obtain approval for a demolition permit from the Historical Advisory Board.

According to available resources, the small, cottage-style dwelling was constructed in 1906. The building, however, is not listed on the Historic Building Study List. The approved plans indicate that the modifications would not only change the architectural style of the building, but would add approximately 1,100 square feet to the existing building and change the location of the front entry and staircase. The approved Design Review indicates that similar siding and window materials will be utilized for the new additions and remodel. Staff is recommending the Board approve the Certificate of Approval, with conditions as stated in draft Resolution.

Chair Anderson opened the public hearing.

Lili Rollins, 1607 Pearl St., spoke in favor of this project.

Minxi Liu, architect, was present and available for any questions the Board may have.

There were no more speaker slips. Chair Anderson closed the public hearing.

Vice-chair Miller commented on the fact that after this project is complete, there won't be any of the original house remaining.

Chair Anderson spoke in favor of the proposed project, however requested that wood windows be required as a condition of approval.

Ms. Eliason stated that the design review has already been approved by the Planning Board, so the conditions of Design Review approval cannot be changed.

M/S (Tilos, Miller) to approve to approve Certificate of Approval to alter more than thirty percent of the value of the structure located at 2708 Lincoln Avenue with conditions stated in the draft resolution. 5-0-0.

Ayes: 5; Noes: 0; Absent: 0; Motion carries.

REPORTS:

4. Review and Comment on Section 106 Findings Regarding Revised Designs for the 350-Space Parking Garage and Cineplex at the corner of Oak Street and Central Avenue within the C-C T (Community Commercial Theater) Zoning District. (JO). *(Continued from 12-01-05 meeting).*

Jennifer Ott, Development Services presented the staff report. She informed the Board that the City has retained a new architect, Komorous-Towey Architects (KTA) to develop revised designs for both the Cineplex and parking garage based on direction from the City Council on August 16, 2005. Revisions to the façades include reduction of scale and bulk, greater evocation of Art Deco style, additional vertical articulation, greater design consistency and symmetry, as well as greater articulation of blank surfaces.

The City Council accepted and authorized Section 106 review of the revised designs on November 1, 2005. Mr. Bruce Anderson, the City's Section 106 consultant, has reviewed the revised designs for compliance with the Secretary of Interior's Standards for Rehabilitation and Restoration and has prepared a supplemental report to his initial Section 106 Report, considered by this Board on June 2, 2006. Staff requests that the Board review and comment on the revised design and supplemental Section 106 report. Staff will forward the Board's comments along with the draft minutes from this meeting to the City Council to consider before taking a final approval action on the revised design.

Chair Anderson opened the Public hearing.

Susan Denault, 1416 Willow St., spoke in opposition to the new design. She stated that it is still too big for the proposed location. The proposed design does not fit into the neighborhood.

Nina Rosen, 1045 Island Dr., spoke in opposition of the size of the building.

Monica Penya, 1361 Regent St., stated the report does not address the size and scale of this project and does not think it will be compatible with the surrounding buildings. She believes there is a better alternative.

Nancy Hird, 1519 East Shore Drive., spoke on behalf of AAPS and commended the new architect on the revised design; however, the project is way too large for the area. She would like the City to further pursue the Longs parking lot site.

Ani Dimishiva, 2911 Calhoun St., is not in favor of revised design. It still has the box-like mass feeling of the Cineplex, which has been a major concern of the community. The question is whether the massive box fits in its location. It must be compatible with surrounding buildings. The report does not address if the proposed construction protects the environment. There should be no further action taken until there is a three dimension model of project provided.

Valerie Ruma, 1610 Willow St., spoke in opposition of the project. She would like an Environmental Impact Report done. She read into the record a statement by Woody Minor opposing the bulk and massing of the proposed project.

Rayla Graber spoke in opposition of the size of the project. The present plan is an improvement to the original design but it is still too large.

Scott Brady, 1812 Encinal Ave., spoke on behalf of AAPS and briefly reviewed a November 1, 2005 letter from AAPS to the City Council, which was distributed to this Board in their meeting packet. He stated that his main concerns are with the size of the project, and that it is not compatible with the surrounding area. The north wall of the parking structure has not been addressed adequately. He would like to see a physical model done and be required as part of the approval process. This would allow for a better understanding of the size and scope of the project with regards to the surrounding area.

Chris Buckley, 1017 San Antonio Ave., spoke on behalf of AAPS and further reviewed the above mentioned letter. He stated that AAPS feels that although the new design is an improvement, they still have concerns with the 20-inch projection of the Cineplex. He stated that the projection is adding too much bulk and is not sure why it is necessary. He also stated that the upward angle of the bay windows of the second floor lobby should be increased, and a more vertical mullion pattern be used for the mezzanine windows.

Dick Rutter, 2205 Clinton Ave., agreed with Chris Buckley that the 20-inch projection should be eliminated. He reviewed the drawing that was attached to the letter submitted by AAPS. He stated that a more substantial material should be used for the tile on base of the storefronts. AAPS would like to review materials and color samples when they become available.

Leslie Fishback, 1334 Burbank St., spoke in opposition of the project. She does not feel that the historic theatre is being restored. She is also concerned with the size of the Cineplex and feels the parking garage has too few spaces.

Susan Batailia, 1351 Burbank St., stated that the size and scope are too large. The majority of citizens agree that the historic theatre should be preserved. The Twin Towers church will not be visible if this is built. There will be more traffic problems. The alternative has been brought to the City, by contracting with existing parking lots. She is not as concerned with the color as much as the size.

Russ Button, 2711 San Jose Ave., is opposed the size and scale of the project. He stated that traffic would be increased on Park Street. The rents will go up and the "mom and pop" businesses such as Ole's, La Pinata, and Tuckers Ice Cream would disappear. This will change Alameda in a major way. He stated that this Board's job is too keep Alameda the way it is.

Rosemary McNally, 2145 San Antonio Ave., also opposed the size of the project. She would also like to see a model. She urged the Board to inform the City Council that the size of the Cineplex and parking garage will ruin the historic character of Park Street.

Irene Deeter stated her main concern is the location of the parking garage. The Elk's site would be a much better location and it would allow for the height and bulk of the Cineplex to be scaled down. The people of Alameda want a fully restored historic Theatre. She would like an agreement from the developer that he will completely restore the Historic Theatre.

Charles Kasdorf stated that the proposed structure is too large. He would also like to see the historic Theatre completely restored.

Paula Rainy, 556 Palace Ct., agreed that the size and scope of the project will have a detrimental effect on the neighborhood and the quality of life in Alameda. She would also like to see a model.

Kristianne Koenen, 1360 Pearl Street, spoke in opposition of project. The thing that attracted her to Alameda was its uniqueness. She wants Alameda to hold the unique charm that draws people to it. She agreed that the garage is misplaced. She has joined the group Citizens for a Mega-Plex Free Alameda (CFMFA), who have worked hard to come up with an alternative plan. They have come up with ideas that would allow this area of Alameda to be a Civic Center.

Kevin Frederick, 1287 Caroline St., spoke against the project as proposed. He would like to have more of a setback on the corner of Oak St. and Central Ave. He agrees that a model should be done. He stated the Elks Lodge would be a better location for the parking garage, and added that this suggestion has been ignored by City staff. The people should have a say, and have taken a lot of abuse. He would like an Environmental Impact Report done.

Rob Ratto, Park Street Business Association (PSBA), would like to address a comment made by one of the previous speakers who indicated that the project would raise rents on Park Street and run out "mom and pop" businesses. He would like to say for the record that the owners of Oles', Tuckers, and La Pinata support this project as do most of the businesses on Park St.

Robert Wood stated that his primary objections to this project have been scale. He agrees that this project is on a site that is too small. He would like to blame Longs for not making their site available. He stated that if this project goes ahead, it will establish precedence for the rest of the block. There is no Master Plan for the Civic Center in this City. He has asked the Planning Board to direct Staff to prepare a Master Plan for the Civic Center and its surrounding blocks. He agrees there should be a model done which should include the new Library and the Elks Club.

Linda Kibler, 1625 San Antonio Ave., moved to Alameda because of the historic quaintness. She is fearful where this project will take our town in 20 years from now. It is too large and out of place for the downtown area.

David Kirwin, 1416 Seminary Ave., would first like to thank Staff and Board members for all of their work on this project. He stated that this has been difficult because of the division that is being created between the business owners and the community. He stated that Oak Street is too

narrow for the entrance to the parking garage and it would be very unsafe. This Board should preserve the historic quality of Alameda.

There were no more speaker slips. Chair Anderson closed the public hearing and opened the floor to Board discussion.

Board member Lynch stated how difficult this is. She feels the Board is being pressured to push this project through. A year ago this Board was shown a design that looked like a "refrigerator box" that was too big. The new design has improved, but it is still too big. She was not aware that there could have been an alternative location for the parking garage. She stated that she would like a three dimensional model made so she would have a better idea of the size and scale of the new Cineplex and parking garage.

Board member Tilos agreed that the parking garage should be built on an alternate site and thinks the Council should further consider the Elk's parking lot as a possible site. He agrees with Board Member Lynch that the Cineplex is too large for its current location.

Vice Chair Miller stated that he has always said that this project is too large, as well as his fellow Board members. He stated that the City Council has ignored the community. He agreed that there should be a model to better visualize the size and scale of the project. He stated that AAPS has good suggestions. The colors for the garage should have less contrast.

Board member Iverson acknowledged the amount of work put into the presentations. She stated that the size and scale is incompatible to the area. She is interested to learn more about the different parking locations. She stated that the comments submitted by AAPS are good. The mechanical enclosure at top of the building is too high. The 70-ft. wall should be more detailed. This would be a good opportunity for public art. She would also like to see a model of the Civic Center. The detailing at the street level of the Cineplex is not keeping with the style of the parking garage.

Chair Anderson would like to reiterate what the people are saying. When she first learned that Theatre was going to be restored she was excited. She feels they have been made hostage by the proposed Cineplex and Parking Garage. She does not think that Alameda can support eight screens. The revised size and scale is an improvement to previous design but does not think that it is proportioned to the site. It is too massive. This project would be a mistake. She feels that we do need the parking structure in the downtown area to keep the businesses viable. She is opposed to the Cineplex and the parking garage as it is designed but is in favor of the restoration of the historic Alameda Theatre.

Staff thanked the Board for their comments.

WRITTEN COMMUNICATIONS:

AAPS submitted a letter regarding their request to list several buildings located at Alameda Point on the Historical Building Study List. Ms. Eliason stated that the ARRA has directed Staff to present them with language that will be added to the preferred development concept.

Board member Lynch asked staff if there the City is still planning to create a committee regarding the future plans for Alameda Point.

ORAL COMMUNICATIONS:

Ani Dimusheva, 2911 Calhoun St., thanked the Board for their comments on Item 4.

Irene Dieter, thanked the Board for their comments on Item 4. She also informed the Board of the 2002 Park Street Streetscape Plan, which indicated there should be no traffic on Oak Street.

Ms. Eliason stated that this document was the basis for the grants that the City has received for the Park Street Streetscape. Staff will provide the Board with a copy.

Chris Buckley, AAPS, would like to clarify what the ARRA Board requested. He stated that they were concerns that the plans were not set in stone before all of the historic buildings be identified. They asked staff to put together a schedule of how the various steps of dealing with historic buildings would occur. Staff was supposed to return to ARRA with the schedule in February 2006.

Board member Lynch would like information on 500 Central Ave. Ms. Eliason stated that the applicants were required to weatherize the building and will be ready for public hearing in February.

STAFF COMMUNICATION:

Staff would like to remind the Board of the open house for the new Planning & Building director, hosted by the Planning & Building Department on Monday, January 9th.

ADJOURNMENT:

This meeting was adjourned at 9:32 p.m.

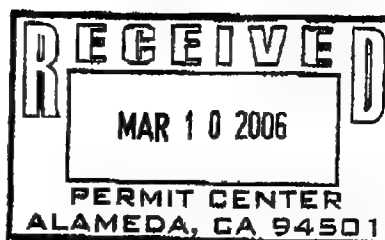
Respectfully Submitted by:

Cynthia Eliason,
Secretary, Historical Advisory Board

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**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

P.O. BOX 942896
SACRAMENTO, CA 94296-0001
(916) 653-8824 Fax: (916) 653-9824
calshpo@ohp.parks.ca.gov
www.ohp.parks.ca.gov



March 7, 2006

REPLY TO: HUD041117M

Cathy Woodbury
Planning and Building Director
City of Alameda
2263 Santa Clara Avenue, Room 190
Alameda, CA 94501-4477

ATTACHMENT 10

Dear Ms. Woodbury:

**RE: REHABILITATION OF THE ALAMEDA THEATER AND DEVELOPMENT OF ALAMEDA
THEATER/CINEPLEX/PARKING STRUCTURE PROJECT**

This letter is in response to the following letters and meeting:

- January 4, 2006, letter from Jennifer Ott to Lucinda Woodward;
- January 18, 2006, letter from Cynthia Eliason to Milford Wayne Donaldson;
- January 20, 2006, letter from Cynthia Eliason to Lucinda Woodward;
- January 24, 2006 letter from Cynthia Eliason to Milford Wayne Donaldson;
- March 1, 2006, plans presented at meeting between City of Alameda and Office of Historic Preservation; and
- March 1, 2006, letter from Cathy Woodbury to Lucinda Woodward.

In response to our letter to the City March 15, 2005, your letter of January 24, 2006 identified the following historic properties located within the area of potential effects (APE):

- Listed individually in the National Register of Historic Places (NR)
Alameda High School, 2250 Central Avenue
Alameda Free Library, 2264 Santa Clara Avenue;
Alameda City Hall, 2263 Santa Clara Avenue; and
Park Street Historic Commercial District.
- Determined eligible for inclusion in the NR by the City:
Twin Towers United Methodist Church, 1411 Oak Street

We concur with your determination that this property is eligible for inclusion in the NR.

- Determined ineligible for inclusion in the NR by the City:
2300 Central Avenue;
2305 Central Avenue;

Ms. Woodbury
March 7, 2006
Page 2

2306 Central Avenue;
2327 Central Avenue;
First Church of the Nazarene, 1415 Oak Street;
1365 Park Street;
1405-07 Park Street;
1425 Park Street;
1427 Park Street;
1429-33 Park Street;
1501 Park Street;
2314 Santa Clara Avenue;
2315 Santa Clara Avenue;
2319 Santa Clara Avenue; and
2325 Santa Clara Avenue.

We concur with your determination that these properties are not eligible for inclusion in the NR.

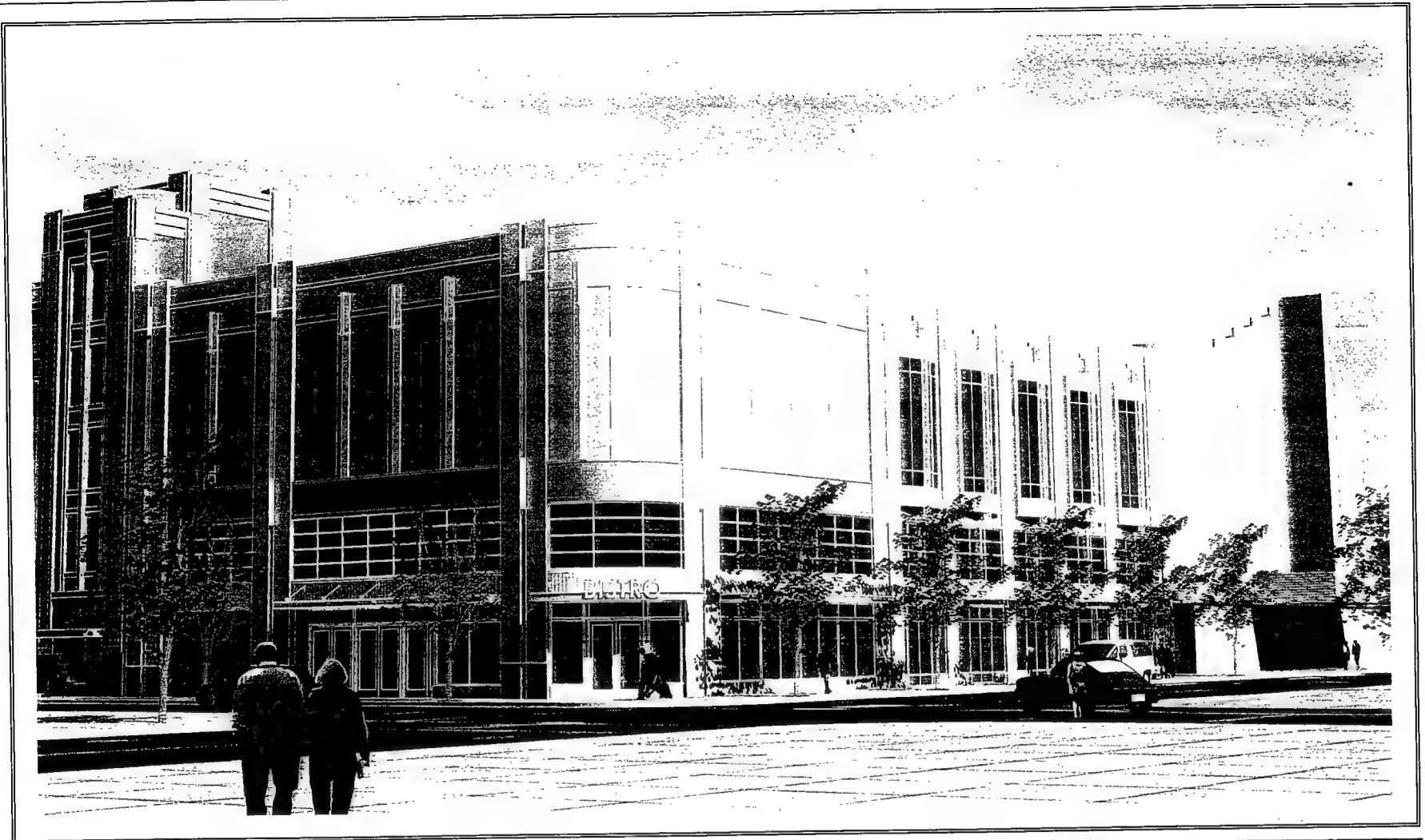
On March 1, 2006 we had the opportunity to review revised plans for the cineplex and parking garage. Based on those plans, and on earlier submitted plans for the rehabilitation of the historic theater, we concur in your determination that the undertaking as proposed would have an effect on historic properties within the APE, but that the effect would not be adverse.

If you have questions or comments, please contact Lucinda Woodward, Supervisor of the Local Government and Information Management Unit at (916) 653-116 or at lwoodward@parks.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Milford Wayne Donaldson". The signature is written in a cursive, flowing style.

Milford Wayne Donaldson, FAIA
State Historic Preservation Officer



K KOMOROUS-TOWEY
ARCHITECTS

315 FOURTEENTH STREET, OAKLAND, CA 94612
PHONE: 510.446.2244 FAX: 510.446.2242
www.ktarch.com

**City of Alameda
Cineplex and Parking Garage
March 9, 2006**

**ATTACHMENT 11
(on file with City Clerk)**



Webcor Builders

Budget Update 6-21-05

6/21/2005

Project name **Alameda Theater**

Job size 34752 sf

Duration 9 mths

Bid date 6/21/2005

Notes

The quantities shown in this budget are for reference only. The pricing included is for the entire item of work irrespective of the quantities.

All construction contingencies have been deleted and will be carried separately by the owner.

Drawings used for this budget are listed on sheet T-1.0 dated 5-9-05.

ATTACHMENT 12



Webcor Builders

Budget Update 6-21-05

6/21/2005

Group	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
01000		GENERAL CONDITIONS				
	01010	Mobilization				
		Move In, Move Out	2.00 ea	3,888.33 /ea	7,777	
		Mobilization	2.00 ea	3,888.33 /ea	7,777	
	01020	Job Supervision				
		General Conditions	1.00 ls	434,872.91 /ls	434,873	
		Job Supervision	9.00 mos	48,319.21 /mos	434,873	
	01040	Temporary Utilities				
		Temporary Lighting	1.00 ls	8,030.84 /ls	8,031	
		Chemical Toilets	108.00 week	24.21 /week	2,614	
		Portable Wash Stations	43.20 week	53.91 /week	2,329	
		T1 or DSL Monthly Service	8.31 mnth	105.08 /mnth	874	
		Temporary Utilities	9.00 mos	1,538.66 /mos	13,848	
	01050	Temporary Job Constructio				
		Signs	2.00 ea	806.09 /ea	1,612	
		Temporary Job Constructio	9.00 mos	179.13 /mos	1,612	
	01070	Job Office Expenses				
		Fax Machines	1.00 ea	788.08 /ea	788	
		License & OSHA Permits	1.00 yrly	525.39 /yrly	525	
		Shop Drawing/Submittal Reproduction	1.00 ls	10,507.78 /ls	10,508	
		Job Office Expenses	9.00 mos	1,313.47 /mos	11,821	
	01075	Information Technology				
		T1/DSL Installation	1.00 ea	2,131.55 /ea	2,132	
		Information Technology	9.00 mos	236.84 /mos	2,132	
	01150	Job Clean Up				
		Debris Hauling	1.00 ls	5,253.89 /ls	5,254	Added 5-9-05 Allowance for Debris left onsite
		Job Clean Up	9.00 mos	583.77 /mos	5,254	



Webcor Builders

Budget Update 6-21-05

6/21/2005

Group	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
01000		GENERAL CONDITIONS				
	01010	Mobilization				
		Move In, Move Out	2.00 ea	3,888.33 /ea	7,777	
		Mobilization	2.00 ea	3,888.33 /ea	7,777	
	01020	Job Supervision				
		General Conditions	1.00 ls	434,872.91 /ls	434,873	
		Job Supervision	9.00 mos	48,319.21 /mos	434,873	
	01040	Temporary Utilities				
		Temporary Lighting	1.00 ls	8,030.84 /ls	8,031	
		Chemical Toilets	108.00 week	24.21 /week	2,614	
		Portable Wash Stations	43.20 week	53.91 /week	2,329	
		T1 or DSL Monthly Service	8.31 mnth	105.08 /mnth	874	
		Temporary Utilities	9.00 mos	1,538.66 /mos	13,848	
	01050	Temporary Job Constructio				
		Signs	2.00 ea	806.09 /ea	1,612	
		Temporary Job Constructio	9.00 mos	179.13 /mos	1,612	
	01070	Job Office Expenses				
		Fax Machines	1.00 ea	788.08 /ea	788	
		License & OSHA Permits	1.00 yrly	525.39 /yrly	525	
		Shop Drawing/Submittal Reproduction	1.00 ls	10,507.78 /ls	10,508	
		Job Office Expenses	9.00 mos	1,313.47 /mos	11,821	
	01075	Information Technology				
		T1/DSL Installation	1.00 ea	2,131.55 /ea	2,132	
		Information Technology	9.00 mos	236.84 /mos	2,132	
	01150	Job Clean Up				
		Debris Hauling	1.00 ls	5,253.89 /ls	5,254	Added 5-9-05 Allowance for Debris left onsite
		Job Clean Up	9.00 mos	583.77 /mos	5,254	



Webcor Builders

Budget Update 6-21-05

6/21/2005

Group	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
		GENERAL CONDITIONS	9.00 mos	53,035.15 /mo	477,316	
				S		
02000		SITE WORK				
	02020	Pedestrian Protection				
		Temp Fence, Pedestal Posts	80.00 Inft	6.33 /Inft	507	
		Pedestrian Walkway Canopy	65.00 Inft	63.05 /Inft	4,098	
		Pedestrian Protection	1.00 ls	4,604.73 /ls	4,605	
	02022	Traffic Control				
		Flagman	15.00 day	423.62 /day	6,354	
		Traffic Control	1.00 ls	6,354.35 /ls	6,354	
	02025	Summer/Winter Protectio				
		Mold Remediation	1.00 ls	/ls		NIC. By Owner or Builder's Risk if any damage occurs due to water infiltration by any cause or reason.
	02050	General Site Demolition				
		Demolish Electrical Vault Room	1.00 ls	2,645.69 /ls	2,646	
		General Site Demolition	1.00 ls	2,645.69 /ls	2,646	
	02082	Hazardous Materials Abate				
		Hazardous Materials Abatement	1.00 ls	52,913.88 /ls	52,914 Allowance	
		Hazardous Materials Abate	1.00 ls	52,913.88 /ls	52,914	
	02526	Misc. Site Concrete				
		Transformer Pad	20.00 sf	502.68 /sf	10,054	
		Misc. Site Concrete	1.00 ls	10,053.63 /ls	10,054	
	02989	Service Trench				
		Trench for Electrical Service	250.00 lf	120.84 /lf	30,210	
		Service Trench	1.00 ls	30,209.86 /ls	30,210	



Webcor Builders

Budget Update 6-21-05

6/21/2005

Group	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
<hr/>						
03000		SITE WORK	1.00 ls	106,782.14 /ls	106,782	
		CONCRETE				
	03200	Concrete Reinforcement				
		Mild Steel, Superstructure - Rm. 106	280.00 lbs	1.21 /lbs	338	
		Mild Steel, Superstructure - Rm. 107	262.00 lbs	1.21 /lbs	316	
		Mild Steel, Superstructure - Rm. 108	1,880.00 lbs	1.21 /lbs	2,268	
		Mild Steel, Superstructure - Rm. 109	510.00 lbs	1.21 /lbs	615	
		Mild Steel, Superstructure - Rm. 110 Seating	5,700.00 lbs	1.21 /lbs	6,877	
		<i>Mild Steel, Piers and Beams</i>	<i>lbs</i>	<i>/lbs</i>		<i>Deleted 6-7-05</i>
		Concrete Reinforcement	1.00 ls	10,413.95 /ls	10,414	Included Escalation Costs
	03900	Structural Concrete Work				
		Concrete seating Tiers - Rm. 110	1.00 ls	45,485.83 /ls	45,486	
		Slab On Grade at Exterior Stair	1,200.00 sf	10.60 /sf	12,719	Added 6-21-05. Includes reinforcing
		Suspended Deck - Rm. 106	140.00 sf	11.06 /sf	1,548	
		Suspended Decks - Rm. 107	131.00 sf	11.06 /sf	1,449	
		Suspended Decks - Rm. 108	940.00 sf	11.06 /sf	10,394	
		Suspended Decks - Rm. 109	255.00 sf	11.06 /sf	2,820	
		Concrete Seismic Work - Retail	1.00 ls	267,766.19 /ls	267,766	
		<i>New Projection Room</i>	<i>sf</i>	<i>/sf</i>		<i>Deleted 5-9-05</i>
		Level Floor for entry to Concession	1.00 ls	526.55 /ls	527	
		<i>Level Floor</i>	<i>sf</i>	<i>/sf</i>		<i>Deleted 5-9-05</i>
		<i>New Projection Room - Rm. 314</i>	<i>sf</i>	<i>/sf</i>		<i>Deleted 5-9-05</i>
		ADA Level Platform, Steps & Rails	1.00 ea	16,323.05 /ea	16,323	Revised 6-7-05
		<i>Pump Place & Finish Concrete</i>	<i>ls</i>	<i>/ls</i>		<i>Deleted 5-9-05</i>
		Pump, Place & Finish Concrete At New Decks	1.00 ls	2,106.19 /ls	2,106	
		Concrete Seismic Work - Room 108	1.00 ls	188,725.85 /ls	188,726	
		<i>Concrete Fill At Metal Deck - New Projection Room & Seating</i>	<i>ls</i>	<i>/ls</i>		<i>Deleted 5-9-05</i>
		ADA Floor Leveling & Ramps - Rm. 110	700.00 sf	26.36 /sf	18,450	
		Infill Floor at Duct Removal (Note 1, A2.2)	1.00 ls	529.14 /ls	529	Added 5-9-05
		Structural Concrete Work	1.00 ls	568,841.56 /ls	568,842	
<hr/>						
		CONCRETE	1.00 ls	579,255.51 /ls	579,256	
04000		MASONRY				
	04200	Unit Masonry				



Webcor Builders

Budget Update 6-21-05

6/21/2005

Group	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
04200	Unit Masonry					
	HCT Strengthening		1.00 ls	53,972.15 /ls	53,972	Revised 5-31-05
	Unit Masonry		1.00 ls	53,972.15 /ls	53,972	
	MASONRY		1.00 ls	53,972.15 /ls	53,972	
05000	METALS					
05100	Structural Steel					
	Steel For New Projection Room	ton	/ton			Deleted 5-9-05
	Steel For HVAC Equipment	1.00 ls	31,748.32 /ls	31,748		Revised 6-21-05
	Brace HCT Wall Room 104	1.00 ls	15,874.17 /ls	15,874		Revised 6-21-05
	Brace HCT Wall with Steel Beam Room 203	1.00 ls	23,811.24 /ls	23,811		Revised 6-21-05
	New Strong Back Support and Bracing	1.00 ls	31,748.32 /ls	31,748		Revised 6-21-05
	Structural Steel	1.00 ls	103,182.05 /ls	103,182		
05300	Metal Decking					
	Metal Decking - 3" - Rm. 106	140.00 sf	4.89 /sf	685		
	Metal Decking - 3" - Rm. 107	131.00 sf	4.89 /sf	640		
	Metal Decking - 3" - Rm. 108	940.00 sf	4.89 /sf	4,596		
	Metal Decking - 3" - Rm. 109	255.00 sf	4.89 /sf	1,247		
	Metal Decking At Seating - 3" - Rm. 110	3,300.00 sf	4.89 /sf	16,135		
	Metal Decking - New Projection Room & Seating	sf	/sf			Deleted 5-9-05
	Metal Decking - at Marquee	540.00 sf	4.89 /sf	2,640		Added 5-31-05
	Metal Decking	1.00 ls	25,942.32 /ls	25,942		
05400	Structural Metal Stud Sys					
	Structural Metal Stud Framing At Seating - Rm 110	3,300.00 sf	35.28 /sf	116,411		
	Structural Metal Stud Sys	1.00 ls	116,410.52 /ls	116,411		
05600	Architectural Metalwork					
	Architectural Metal Work At Marquee	1.00 ls	133,025.48 /ls	133,025		Allowance. Revised to 10-04 Budget Number
	Decorative Metal Security Gate	2.00 ea	4,444.77 /ea	8,890		Added 5-9-05
	Architectural Metalwork	1.00 ls	141,915.01 /ls	141,915		
05712	Stairs & Stair Railings					
	Stair For New Projection Room	ft	/ft			Deleted 5-9-05



Webcor Builders

Budget Update 6-21-05

6/21/2005

Group	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
05712	Stairs & Stair Railings					
		Stair Railing For New Projection Room	lf	lf		Deleted 5-9-05
		Exterior stair and Structural Support	1.00 ls	291,026.30 /ls	291,026	Revised 5-31-05
		Stairs & Stair Railings	1.00 ls	291,026.30 /ls	291,026	
05720	Railings & Handrails					
		Handrails At Lift	30.00 lf	107.94 /lf	3,238	
		Railing - Replace Missing Ballusters - Rm. 200	3.00 ea	317.48 /ea	952	
		Infill Existing Metal Grilles - Rm. 110	60.00 ea	317.48 /ea	19,049	Allowance
		Extend Railings At Stairs - 1st Fl.	20.00 lf	222.24 /lf	4,445	
		Handrail Extensions - Balcony	20.00 lf	222.24 /lf	4,445	
		Handrail Extensions - Mezzanine	20.00 lf	222.24 /lf	4,445	
		Handrail Extensions - Rm. 300 & 303	16.00 lf	222.24 /lf	3,556	
		Handrail Extensions - Rm. 302	32.00 lf	222.24 /lf	7,112	
		Handrail - Rm. 110	200.00 lf	107.94 /lf	21,589	
		Handrail - Rm. 110A - Stage Stair	1.00 ls	8,254.56 /ls	8,255	
		Railings & Handrails	1.00 ls	77,084.93 /ls	77,085	
	METALS		1.00 ls	755,561.13 /ls	755,561	
06000	WOOD & PLASTICS					
06100	Rough Carpentry					
		Wood Flooring Over Sleepers	500.00 sf	52.91 /sf	26,457	Added 5-9-05
		Rough Carpentry	1.00 ls	26,456.94 /ls	26,457	
06220	Millwork					
		Concession Case Work	ls	/ls		Deleted 5-9-05
		Condiment Stand	ea	/ea		Deleted 5-9-05
		Refurbish Shadow Box including Glazing	560.00 sf	37.04 /sf	20,742	
		Millwork	1.00 ls	20,742.23 /ls	20,742	
06400	Architectural Woodwork					
		Architectural Woodwork	30.00 lf	190.49 /lf	5,715	
		Architectural Woodwork - LF Overage	4.00 lf	269.86 /lf	1,079	
		Refurbish Banquette Seating	1.00 ls	6,772.97 /ls	6,773	



Webcor Builders

Budget Update 6-21-05

6/21/2005

Group	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
		Architectural Woodwork	1.00 ls	13,567.12 /ls	13,567	
06601		Bath Countertops				
		Lavatory Countertops	30.00 sf	47.62 /sf	1,429	
		Bath Countertops	1.00 ls	1,428.67 /ls	1,429	
		WOOD & PLASTICS	1.00 ls	62,194.96 /ls	62,195	
07000		THERMAL & MOISTURE PROTEC				
07100		Waterpr'fing & Dampr'fing				
		Waterproofing Tunnel	5,000.00 sf	10.58 /sf	52,914	Revised 5-31-05
		Waterproofing Storage 001	1,110.00 sf	12.70 /sf	14,096	
		Waterpr'fing & Dampr'fing	1.00 ls	67,010.13 /ls	67,010	
07510		Built Up Roof				
		Three Ply Built-Up Roofing System	3,840.00 sf	7.84 /sf	30,113	Added Marquee Roofing, 5-31-05
		Remove Roof Drain & Downspout	1.00 ls	211.66 /ls	212	
		New Cap Sheet on Main Roof and Stage Roof	18,500.00 sf	2.06 /sf	38,177	
		Built Up Roof	1.00 ls	68,501.67 /ls	68,502	
07600		Flashing & Sheetmetal				
		Remove & Replace Base Flashing & Counterflashing	836.00 lf	29.63 /lf	24,772	Full replacement
		Sheetmetal Gutter	300.00 lf	21.17 /lf	6,350	New gutter not previously being replaced
		Sheetmetal Cover Plates	90.00 ea	105.83 /ea	9,525	Added 5-31-05
		Flashing & Sheetmetal	1.00 ls	40,646.32 /ls	40,646	
07810		Skylights				
		Refurbish Vent Structure	500.00 sf	31.75 /sf	15,874	
		Skylights	1.00 ls	15,874.16 /ls	15,874	
07920		Caulking				
		Polyurethane Foam Grout Injection - Tunnels	1.00 ls	10,582.78 /ls	10,583	Allowance
		Polyurethane Foam Grout Injection - Storage 001	1.00 ls	5,291.38 /ls	5,291	Allowance
		Caulking	1.00 ls	15,874.16 /ls	15,874	



Webcor Builders

Budget Update 6-21-05

6/21/2005

Group	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
08000		THERMAL & MOISTURE PROTEC	1.00 ls	207,906.44 /ls	207,906	
		DOORS & WINDOWS				
	08100	Door,Frame,H'dware,Labor				
		Interior Door - Rm. 101	2.00 lvs	1,164.11 /lvs	2,328	Revised 5-31-05
		Interior Door - Rm. 106, 107 & 109	3.00 lvs	1,164.11 /lvs	3,492	
		Exterior Double Door - Rm. 110	8.00 lvs	1,817.59 /lvs	14,541	
		Miscellaneous Interior Door - Rm. 110	4.00 lvs	899.54 /lvs	3,598	
		Exterior Double Door - Rm. 111	2.00 lvs	899.54 /lvs	1,799	
		Exterior Door - Rm. 111	1.00 lvs	899.53 /lvs	900	
		Miscellaneous Interior Door - Rm. 111	2.00 lvs	899.54 /lvs	1,799	
		Exterior Barn Door - Rm. 112	1.00 lvs	899.54 /lvs	900	
		Exterior Door - Rm. 112	1.00 lvs	899.53 /lvs	900	
		Interior Barn Door - Rm. 113	1.00 lvs	899.54 /lvs	900	
		Exterior Door - Rm. 114	1.00 lvs	899.53 /lvs	900	
		Interior Door - Rm. 115	1.00 lvs	1,793.79 /lvs	1,794	
		Miscellaneous Interior Door - Rm. 115	1.00 lvs	899.53 /lvs	900	
		Miscellaneous Interior Door - Rm. 103	2.00 lvs	899.54 /lvs	1,799	
		Miscellaneous Interior Door - Rm. 116	1.00 lvs	1,037.12 /lvs	1,037	
		Interior Door - Rm. 117	1.00 lvs	1,640.33 /lvs	1,640	
		Interior Door - Rm. 118	1.00 lvs	1,460.42 /lvs	1,460	
		Interior Door - Rm. 100	4.00 lvs	1,398.38 /lvs	5,594	Revised 5-31-05
		Interior Door - Rm. 103	8.00 lvs	1,240.96 /lvs	9,928	
		Exterior Double Door - Rm. 103	4.00 lvs	1,539.80 /lvs	6,159	
		Interior Door - Rm. 105	1.00 lvs	1,251.95 /lvs	1,252	
		Interior Door	6.00 lvs	1,730.28 /lvs	10,382	
		Exterior Double Door - Rm. 302	4.00 lvs	2,346.73 /lvs	9,387	
		Miscellaneous Interior Door - Rm. 302	2.00 lvs	899.54 /lvs	1,799	
		Exterior Double Door - Door Note # 6 - Rm. 300/304	4.00 lvs	2,116.56 /lvs	8,466	
		Exterior Door - Door Note # 9 - Rm. 313	1 lvs	/lvs		Cineplex work
		Interior Door - Door Note # 7 - Rm. 312	2.00 lvs	1,322.85 /lvs	2,646	
		Interior Door - Door Note # 7 - Rm. 304	1.00 lvs	1,322.85 /lvs	1,323	
		Exterior Door - Door Note # 9 - Rm. 304	1.00 lvs	2,116.55 /lvs	2,117	
		Interior Door - Rm. 309	1.00 lvs	1,322.85 /lvs	1,323	
		Interior Door - Door Note # 7 - Rm. 310	1.00 lvs	1,322.84 /lvs	1,323	
		Interior Door - Rm. 305	1.00 lvs	1,322.86 /lvs	1,323	
		Interior Door - Rm. 306	1.00 lvs	1,322.84 /lvs	1,323	
		Interior Door - Rm. 307	1.00 lvs	1,322.85 /lvs	1,323	
		Exterior Door - Rm. 307	1.00 lvs	2,116.56 /lvs	2,117	
		Interior Door - Rm. 117	1.00 lvs	1,164.10 /lvs	1,164	



Webcor Builders

Budget Update 6-21-05

6/21/2005

Group	Phase	Description	Takeoff/Quantity	Total Cost/Unit	Total Amount	Notes
08100		Door,Frame,H'dware,Labor				
		Interior Door - Rm. 309	1.00 lvs	1,746.15 /lvs	1,746	
		Interior Door - Rm. 310	1.00 lvs	1,746.17 /lvs	1,746	
		Bi-Fold Doors at Telephones	/lvs	/lvs		Deleted 5-31-05
		Exterior Door - Rm. 100	8.00 lvs	1,428.67 /lvs	11,429	
		Interior Door - Rm. 308	1.00 lvs	1,322.85 /lvs	1,323	
		Interior Door - Rm. 301	1.00 lvs	1,399.04 /lvs	1,399	
		Interior Door - Rm. 314	/lvs	/lvs		Deleted 5-9-05
		Add for Sound Rated Doors	12.00 lvs	582.05 /lvs	6,985	Added 5-31-05
		Add for Power Operators	5.00 lvs	1,518.63 /lvs	7,593	Added 5-31-05
		Door,Frame,H'dware,Labor	1.00 ls	141,853.10 /ls	141,853	
08331		Coiling Doors & Grilles				
		Roll Up Doors - Fire Rated	1.00 ea	21,165.55 /ea	21,166	Added 5-9-05
		Coiling Doors & Grilles	1.00 ls	21,165.55 /ls	21,166	
08410		Alum Entry & Storefront				
		Storefront	1,260.00 sf	33.87 /sf	42,670	To validated by ARG
		Allowance for Spandrel Glass etc.	1.00 ls	52,913.86 /ls	52,914	Added per SL 6-7-05
		Alum Entry & Storefront	1.00 ls	95,583.61 /ls	95,584	
08540		Steel Windows				
		Rehabilitate Steel Windows	4.00 ea	1,005.37 /ea	4,021	
		Shadow Box - Clean Glass	/ls	/ls		Deleted 5-31-05. Included in 06220
		Shadow Box - Replace Missing Glass	ea	/ea		Deleted 5-31-05. Included in 06220
		Steel Windows	1.00 ls	4,021.46 /ls	4,021	
08800		Interior Glazing				
		Chandelier- Replace Missing/Broken Glass Panels	13.00 ea	799.00 /ea	10,387	
		Glazing at Ticket Office - Rm. 101	155.00 sf	17.46 /sf	2,707	
		Replace Missing Glazing at Projection Portals	1.00 ls	1,587.42 /ls	1,587	Added 5-9-05
		Interior Glazing	1.00 ls	14,680.96 /ls	14,681	
		DOORS & WINDOWS	1.00 ls	277,304.68 /ls	277,305	

09000 FINISHES



Webcor Builders

Budget Update 6-21-05

6/21/2005

Group	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
09050	Interior Demolition					
		Remove Flooring - Rm. 100	200.00 sf	1.05 /sf	210	
		Remove Flooring - Rm. 101	99.00 sf	1.06 /sf	105	
		Remove Flooring - Rm. 102	3,030.00 sf	1.06 /sf	3,207	
		Remove Security Gates and Partitions - Rm. 103	192.00 sf	2.64 /sf	506	
		Remove Flooring - Rm. 103	1,056.00 sf	1.06 /sf	1,118	
		Remove Plywood Partition Walls - Rm. 110	1,080.00 sf	2.63 /sf	2,845	
		Remove Perimeter Plywood Walls - Rm. 110	1,640.00 sf	2.64 /sf	4,327	
		Demo 3" Metal Deck Concrete - Rm. 110	7,085.00 sf	8.92 /sf	63,178	
		Remove Flooring - Rm. 115	270.00 sf	1.05 /sf	285	
		Demo Restroom Floor - Rm. 117	215.00 sf	2.32 /sf	498	
		Demo Existing Walls - Rm. 116	1,075.00 sf	2.90 /sf	3,115	
		Demo at Retail Area for Structural Work - Rm. 121	1.00 ls	630.58 /ls	631	
		Demo at Retail Area for Structural Work - Rm. 122	1.00 ls	8,114.70 /ls	8,115	
		Remove Flooring	1,200.00 sf	1.05 /sf	1,265	
		Demo Sound Shack and Ceiling - Rm. 302	320.00 sf	2.63 /sf	843	
		Remove Flooring - Rm. 201	430.00 sf	1.05 /sf	453	
		Remove Flooring - Rm. 300	685.00 sf	1.06 /sf	725	
		Demo Hall Wall - Rm. 300	700.00 sf	2.65 /sf	1,852	
		Demo Small Theater Walls - Rm. 304	1,680.00 sf	2.65 /sf	4,445	
		Demo Small Theater Seat and Stage Platforms - Rm. 304	1,125.00 sf	11.27 /sf	12,679	
		Remove Flooring - Rm. 304	480.00 sf	1.06 /sf	508	
		Remove Flooring - Rm. 302	640.00 sf	1.06 /sf	677	
		Demo Small Theater Walls - Rm. 312	1,680.00 sf	2.65 /sf	4,445	
		Demo Small Theater Seat and Stage Platforms c- Rm. 312	1,125.00 sf	11.27 /sf	12,679	
		Remove Flooring - Rm. 312	480.00 sf	1.06 /sf	508	
		Remove Flooring - Rm. 305	24.00 sf	1.06 /sf	25	
		Remove Flooring - Rm. 310	148.00 sf	1.06 /sf	157	
		Demo Metal Canopies at Marquee	1,000.00 sf	5.08 /sf	5,080	
		Demo Sign Board at Marquee	96.00 sf	26.42 /sf	2,536	
		Demo Restroom Flooring - Rm. 116	500.00 sf	1.74 /sf	869	
		Replace Finishes After Structural Work (Allowance) - Rm. 121	1.00 ls	11,641.05 /ls	11,641	
		Remove Curtain & Steel Support Framing	1.00 ls	2,437.70 /ls	2,438	
		Remove Portion Of Slab For New projection Rm. Room 308	sf	/sf	Deleted 5-9-05	
		Remove Ext'r. Wall For New Door - Rm. 304	ea	/ea	Deleted 5-9-05	
		Remove Concrete Steps Rm's.	ea	/ea	Deleted 5-9-05	
		Remove Guard Rail - Rm' 301	lf	/lf	Deleted 5-9-05	
		Remove Wall For Ticket machine	4.00 loc	931.28 /loc	3,725	
		Remove & Salvage Doors	8.00 lvs	58.21 /lvs	466	
		Remove Concrete Steps & Ramp	6.00 ea	377.26 /ea	2,264	
		Remove Storefront & Low Wall Complete - Retail	1,260.00 sf	11.61 /sf	14,626	For new storefronts



Webcor Builders

Budget Update 6-21-05

6/21/2005

Group	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
09050	Interior Demolition					
		Remove Poster Cases	1.00 ls	291.02 /ls	291	
		Remove & Salvage Door - Rm. 117	1.00 ea	87.31 /ea	87	
		Remove Low Wall and Railing For Lift	1.00 ls	698.46 /ls	698	
		Remove Lavatories - Rm. 104/111	1.00 ls	174.62 /ls	175	Revised 5-9-05
		Remove Flooring	430.00 sf	55.06 /sf	23,676	Demolition for Seismic
		Remove Security Gate - Rm. 203	2.00 ea	116.08 /ea	232	
		Remove & Salvage Door - Rm. 201	1.00 ea	87.31 /ea	87	
		Remove Display Case - Rm. 200	1.00 ea	675.17 /ea	675	
		Remove Flooring - Rm's. 200, 202, 203 & 206	1,200.00 sf	1.22 /sf	1,469	
		Clean Tunnels	3,900.00 sf	2.31 /sf	8,995	
		Remove Partitions - Rm. 201	150.00 lf	6.99 /lf	1,048	
		Demolish Wall for Projection Room Opening	ea	/ea		Deleted 5-9-05
		Openings & Stair Removal to new Cinema Bldg	1.00 ls	40,000.78 /ls	40,001	
		Interior Demolition	1.00 ls	250,478.31 /ls	250,478	
09200	Plaster					
		Plaster - Rm. 117	425.00 sf	21.07 /sf	8,955	
		Plaster Repair - Rm. 100	6.00 sf	262.06 /sf	1,572	Includes Finishes
		Plaster Repair	591.00 sf	94.60 /sf	55,908	
		Plaster Repair	80.00 lf	35.76 /lf	2,861	
		Plaster Repair - Rm. 110	lf	/lf		Deleted 5-9-05
		Plaster Repair - Rm. 102	760.00 sf	85.50 /sf	64,979	
		Plaster Repair - Rm. 103	251.00 lf	182.08 /lf	45,701	
		Plaster Repair - Rm. 110. Auditorium Ceiling	780.00 sf	/sf		Deleted 5-9-05
		Plaster Repair	145.00 lf	28.83 /lf	4,180	
		Plaster Repair	100.00 lf	159.67 /lf	15,967	
		Niches	1.00 ls	10,534.21 /ls	10,534	
		Modify Opening to Match Historic	1.00 ls	10,534.20 /ls	10,534	
		Plaster Repair	500.00 sf	63.37 /sf	31,685	
		Plaster Repair Display Case	1.00 ls	9,425.34 /ls	9,425	
		Stucco Acoustical Enclosures	775.00 sf	31.05 /sf	24,064	
		Plaster	1.00 ls	286,365.61 /ls	286,366	
09210	Scaffold					
		Scaffold Up/Down (exterior), bldg face sf	4,000.00 sf	2.12 /sf	8,466	Required for Stucco Walls at East Face
		Scaffold Rental (exterior), bldg face sf per month	4,000.00 sf	0.27 /sf	1,058	Required for Stucco Walls at East Face
		Scaffold (interior)	1.00 ls	116,785.15 /ls	116,785	
		Swing Type Staging for Fire Sprinkler Installation	1.00 ls	158,741.62 /ls	158,742	Assume existing structure will support scaffold



Webcor Builders

Budget Update 6-21-05

6/21/2005

Group	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
		Scaffold	1.00 ls	285,051.27 /ls	285,051	
09250		Gypsum Drywall				
		1 Hour Walls - Rm. 116	330.00 sf	8.73 /sf	2,881	
		Furr Walls - Rm. 115	900.00 sf	6.09 /sf	5,477	
		Low Partitions - Rm. 101	45.00 lf	65.72 /lf	2,957	
		Dropped Soffit - Rm. 101	100.00 sf	8.52 /sf	852	
		Partition Walls - Non-Rated - Rm. 107	350.00 sf	9.52 /sf	3,334	
		Partition Walls - Non-Rated - Rm. 108	1,200.00 sf	9.52 /sf	11,429	
		Partition Walls - Non-Rated - Rm. 109	500.00 sf	9.53 /sf	4,762	
		Partition Walls - Non-Rated - Rm. 106	300.00 sf	9.53 /sf	2,857	
		Gyp at Raised Floor - Rm. 107	1.00 ls	973.62 /ls	974	Drywall skirt around raised area
		Gyp at Raised Floor - Rm. 108	1.00 ls	1,703.83 /ls	1,704	Drywall skirt around raised area
		Gyp at Raised Floor - Rm. 109	1.00 ls	1,582.12 /ls	1,582	Drywall skirt around raised area
		Gyp at Raised Floor - Rm. 106	1.00 ls	608.51 /ls	609	Drywall skirt around raised area
		Patch Walls & Ceilings - Rem. 108	1.00 lf	10,582.77 /lf	10,583	
		Partition Walls - Rm. 116	720.00 sf	6.35 /sf	4,572	
		Partition Walls - Non-Rated	300.00 sf	8.47 /sf	2,540	
		Wall Furring - 209	250.00 sf	6.70 /sf	1,675	Revised 5-31-05
		Partition Walls - Sound Rated - Balcony	8,640.00 sf	/sf		Deleted 6-7-05
		Projection Booth Rework	1.00 ls	30,425.47 /ls	30,425	Added back 6-7-05
		Soffits & Ceilings - Rm. 106	140.00 sf	6.09 /sf	852	Repair of existing
		Soffits & Ceilings - Rm. 107	131.00 sf	6.09 /sf	797	Repair of existing
		Soffits & Ceilings - Rm. 108	940.00 sf	6.09 /sf	5,720	Repair of existing
		Soffits & Ceilings - Rm. 109	255.00 sf	6.09 /sf	1,552	Repair of existing
		Soffits & Ceilings - Rm. 300, 304 & 312	sf	/sf		Deleted 5-31-05
		Gyp Bd Ceilings - Rms. 104, 115 & 116	860.00 sf	6.09 /sf	5,233	
		Gyp Clg - Rm. 300, 301, 303 & 314	sf	/sf		Deleted 5-31-05
		Gypsum Drywall	1.00 ls	103,366.19 /ls	103,366	
09310		Ceramic Tile				
		Ceramic Tile Patch Existing - Rm. 104	505.00 sf	13.84 /sf	6,990	
		Ceramic Tile Patch - Rm. 105	117.00 sf	17.30 /sf	2,024	
		Ceramic Tile Floor - Rm. 116	210.00 sf	13.84 /sf	2,907	
		Ceramic Tile Patch - Rm. 116	330.00 sf	17.30 /sf	5,710	
		Ceramic Tile Rm. - 108	360.00 sf	13.84 /sf	4,983	Added 5-31-05
		Ceramic Tile Floor - Rm. 117	225.00 sf	13.84 /sf	3,115	Added 5-31-05
		Ceramic Tile Wall - Rm. 116	740.00 sf	16.15 /sf	11,950	Revised 5-31-05
		Add Backer Board - Rm. 116	650.00 sf	2.89 /sf	1,878	
		Add Mud Set - Rm. 116	210.00 sf	4.61 /sf	969	



Webcor Builders

Budget Update 6-21-05

6/21/2005

Group	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
09310	Ceramic Tile					
		Add Mud Set - Rm. 108	360.00 sf	4.61 /sf	1,661	Added 5-31-05
		Add Mud Set - Rm. 117	225.00 sf	4.61 /sf	1,038	Added 5-31-05
		Add Waterproofing - Rm. 116	210.00 sf	4.61 /sf	969	
		Add Waterproofing - Rm. 108	360.00 sf	4.61 /sf	1,661	Added 5-31-05
		Add Waterproofing - Rm. 117	225.00 sf	4.61 /sf	1,038	Added 5-31-05
		Ceramic Tile	1.00 ls	46,894.13 /ls	46,894	
09400	Terrazo					
		Terrazo, Clean and Seal	2,470.00 sf	5.29 /sf	13,070	
		Terrazo	1.00 ls	13,069.72 /ls	13,070	
09510	Acoustical Ceilings					
		1st Floor Ceiling Band - Replace Damaged Ceiling Tile - Rm. 110	630.00 sf	3.18 /sf	2,000	
		Acoustical Ceilings	1.00 ls	2,000.15 /ls	2,000	
09520	Acoustical Wall Treatment					
		Concrete Wall - Replace Damaged Acoustical Tiles - Rm. 110	4,530.00 sf	4.23 /sf	19,176	
		Concrete Wall Behind Walls- Replace Damaged Acoustical Tiles - Rm. 110	1,200.00 sf	4.23 /sf	5,080	
		Acoustical Wall Treatment	900.00 sf	42.33 /sf	38,098	Allowance. Adjusted 6-7-05
		Acoustical Wall Treatment - Rear of Balcony	300.00 sf	37.04 /sf	11,112	
		Ceiling Mounted Resonators - Stage	1.00 ls	10,582.77 /ls	10,583	
		Acoustical Wall Treatment	1.00 ls	84,048.39 /ls	84,048	
09550	Wood Flooring					
		Refinish Stage Wood Flooring	1,620.00 sf	6.35 /sf	10,286	
		Wood Flooring	1.00 ls	10,286.46 /ls	10,286	
09650	Resilient Flooring					
		Linoleum Flooring - Rm. 115	280.00 sf	6.35 /sf	1,778	
		Resilient Flooring - Room 117	224.00 sf	10.05 /sf	2,252	
		Linoleum Flooring - Rm. 110	3,330.00 sf	6.35 /sf	21,144	
		Resilient Flooring	1.00 ls	25,174.31 /ls	25,174	
09680	Carpet					
		Carpet - Rm. 101	11.00 sy	21.17 /sy	233	
		Carpet - Rm. 102	189.00 sy	21.17 /sy	4,000	



Webcor Builders

Budget Update 6-21-05

6/21/2005

Group	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
09680	Carpent					
		Carpent - Rm. 103	167.00 sy	21.17 /sy	3,535	
		Carpent - Rm. 106	16.00 sy	21.17 /sy	339	
		Carpent - Rm. 108	75.00 sy	75.46 /sy	5,659	Revised 5-31-05
		Carpent - Rm. 110	202.00 sy	75.46 /sy	15,242	
		Carpent - Rm. 110A	sy	/sy		Deleted
		Carpent	351.00 sy	75.46 /sy	26,485	
		Carpent - Rm. 205	402.00 sy	21.17 /sy	8,509	
		Carpent - Rm. 301	113.00 sy	21.17 /sy	2,392	
		Carpent - Rm. 312	115.00 sy	21.17 /sy	2,434	
		Carpent - Rm. 313	58.00 sy	21.17 /sy	1,228	
		Carpent - Rm. 201/209	488.00 sy	21.17 /sy	10,329	
		Carpent - Rm. 304	140.00 sy	21.17 /sy	2,963	
		Carpent - Rm. 302	125.00 sy	21.17 /sy	2,646	
		Upgrade Carpet to Custom Screen Nylon	356.00 sy	54.29 /sy	19,327	Net Add to Base Project
		Carpent	1.00 ls	105,318.92 /ls	105,319	
09900	Painting & Wallcovering					
		Paint Flat Plaster - Rm. 103	2,400.00 sf	1.06 /sf	2,540	Typical - Prime for repair
		Door Surround - Paint Wall Color - Rm. 110	2.00 ea	158.74 /ea	317	
		Paint Walls & Ceilings - Rm. 107	850.00 sf	1.06 /sf	900	
		Paint Walls & Ceilings - Rm. 106	1,000.00 sf	1.06 /sf	1,058	
		Paint Walls & Ceilings - Rm. 108	2,400.00 sf	1.06 /sf	2,540	
		Paint Walls & Ceilings - Rm. 109	800.00 sf	1.06 /sf	847	
		Paint Interior Walls & Ceilings - Rm. 115	400.00 sf	1.06 /sf	423	
		Paint Interior Walls & Ceilings - Rm. 116	680.00 sf	1.06 /sf	720	
		Paint Interior Walls & Ceilings - Rm. 117	650.00 sf	1.06 /sf	688	
		Paint Interior Walls & Ceilings - Rm. 104	1.00 ls	985.25 /ls	985	
		Paint Interior Walls & Ceilings - Rm. 105	500.00 sf	1.06 /sf	529	
		Refinish Rooms - Mezzanine	711.00 sf	32.81 /sf	23,326	
		Paint Walls & Ceilings - Rm. 300, 301, 303, 304 & 312	sf	/sf		Deleted 5-31-05
		Paint Interior Walls & Ceilings - Rm. 312	4,000.00 sf	1.06 /sf	4,233	
		Paint Interior Walls & Ceilings - Rm. 304	sf	/sf		Deleted 5-31-05
		Repair/ Ceilings - Rm. 100	720.00 sf	4.50 /sf	3,238	
		Paint Columns - Rm. 102	4.00 ea	264.57 /ea	1,058	
		Repair/Paint Walls, Columns, Etc. - Rm. 102	1,500.00 sf	6.35 /sf	9,524	
		Repair Wood Surface - Rm. 103	2.00 sf	253.99 /sf	508	
		Door Surround - Paint Wall Color - Rm. 108	2.00 ea	105.83 /ea	212	
		Paint Interior Walls & Ceilings - Rm. 111	11,645.00 sf	1.06 /sf	12,324	
		Paint Railing - Rm. 302	90.00 lf	8.47 /lf	762	
		Paint Wood Railing - Rm. 302	100.00 lf	8.47 /lf	847	



Webcor Builders

Budget Update 6-21-05

6/21/2005

Group	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
09900	Painting & Wallcovering					
		Refinish Ceilings - Mezzanine	2,270.00 sf	24.34 /sf	55,253	Assume 30% of total.
		Paint New Walls - Rm. 101	400.00 sf	1.06 /sf	423	
		Paint Walls & Ceilings Not Decorated - Rm. 100	1,200.00 sf	1.06 /sf	1,270	
		Repair/Paint Walls, Columns, Etc. - Rm. 103	1,500.00 sf	6.35 /sf	9,525	
		Paint Interior Walls & Ceilings - Rm. 116	1,050.00 sf	0.91 /sf	956	
		Provide Stencils & Restore Original to Original Finish	sf	/sf		Deleted 5-31-05
		Remove Spot Prime, Size, Leaf, And Varnish Ceiling - Rm 100	720.00 sf	20.64 /sf	14,858	
		Toned Shellac & Colored Glazes - Rm 100	1.00 ls	2,285.88 /ls	2,286	
		Refinish Banding, Cols, Including Leafing & Shellac/Varnish	2,678.00 ls	24.34 /ls	65,184	
		Lower Foyer Ceiling	1,150.00 sf	9.52 /sf	10,953	
		Paint Flat Plaster - Underside of Balcony	1,960.00 sf	1.06 /sf	2,074	
		Clean Wall Niches In Balcony	2.00 loc	1,269.93 /loc	2,540	Revised 5-31-05
		Paint Walls - Rm. 302	300.00 sf	1.06 /sf	317	
		Paint Walls & Ceilings - Rm. 305, 306, 308 & 309	4,880.00 sf	1.06 /sf	5,164	Revised 5-31-05
		Flat Base Paint	5,300.00 sf	1.06 /sf	5,609	
		Flat Paint Walls & Ceilings - Rms. 201 & 209	1,400.00 sf	1.06 /sf	1,482	
		Paint Hand Rails - Rm. 110	200.00 lf	5.29 /lf	1,058	
		Repair Ceiling, Auditorium	sf	/sf		Deleted 5-9-05
		Repair Ceiling Bands, Auditorium	sf	/sf		Deleted 5-9-05
		Refinish Wall Niches (Alt 6A)	sf	/sf		Deleted 5-31-05
		Refinish Murals	sf	/sf		Deleted 5-9-05
		Wall Niches - Clean	3,785.00 sf	1.06 /sf	4,006	
		Wall Niches - Replace Leaf & Glaze Lost in Cleaning	380.00 sf	5.29 /sf	2,011	Allowance based on 10% of total SF.
		Proscenium - Clean	2,000.00 sf	1.06 /sf	2,117	
		Proscenium - Replace Leaf & Glaze Lost in Cleaning	200.00 sf	5.29 /sf	1,058	Allowance based on 10% of total SF.
		Wall Niches Behind Walls - Clean	1,200.00 sf	1.06 /sf	1,270	
		Wall Niches Behind Walls - Repair Unseen Damage	1.00 ls	2,645.70 /ls	2,646	
		Wall Niches Behind Walls - Replace Leaf & Glaze Lost in Cleaning	120.00 sf	5.29 /sf	635	Allowance based on 10% of total SF.
		1st Floor Ceiling - Rm. 110	942.00 sf	18.50 /sf	17,427	
		Niches at 1st Floor Ceiling Ceiling - Clean	830.00 sf	1.06 /sf	878	
		Niches at 1st Floor Ceiling - Replace Leaf & Glaze Lost in Cleaning	85.00 sf	5.29 /sf	450	Allowance based on 10% of total SF.
		1st Floor Ceiling - Rm. 110	1,958.00 sf	11.27 /sf	22,068	
		Paint remaining	6,000.00 lf	1.06 /lf	6,350	
		Lobby/Foyer Restore Historic Decorative finish @ Columns	1.00 ls	7,725.43 /ls	7,725	
		Lobby/Foyer Walls & Columns	2,678.00 sf	24.34 /sf	65,184	
		Lobby/Foyer Main ceiling - Prime for Finishes	2,500.00 sf	1.06 /sf	2,646	
		Marquee Painting	2,825.00 sf	12.70 /sf	35,876	Revised 5-31-05
		Clean Plaster Niches/Proscenium & Repair Finishes/Infill	1.00 ls	13,577.69 /ls	13,578	Includes water damaged areas & proscenium
		Paint Wood Rail @ Orchestra Pit	52.00 lf	12.70 /lf	660	
		Lobby/Foyer Main ceiling	2,500.00 sf	20.11 /sf	50,268	



Webcor Builders

Budget Update 6-21-05

6/21/2005

Group	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
	09900	Painting & Wallcovering				
		Prime Paint for Refinishing	10,874.00 sf	1.06 /sf	11,508	
		Painting & Wallcovering	1.00 ls	494,888.32 /ls	494,888	
		FINISHES	1.00 ls	1,706,941.78 /ls	1,706,942	
10000		SPECIALTIES				
	10102	Bulletin Boards				
		Poster Boards - Entry	ea	/ea		Deleted 5-31-05
		Poster Boards @ Foyer-Repair Only	2.00 ea	1,587.42 /ea	3,175	Revised 5-31-05
		Bulletin Boards	1.00 ls	3,174.83 /ls	3,175	
	10155	Toilet Compartments				
		Toilet Partitions	10.00 stl	1,322.85 /stl	13,228	
		Toilet Partitions - Rm. 104	1.00 stl	3,703.97 /stl	3,704	
		Toilet Compartments	1.00 ls	16,932.44 /ls	16,932	
	10426	Signage & Graphics, Inter				
		Interior Signage & Graphics	1.00 ls	7,937.09 /ls	7,937	Allowance for custom face plates
		Interior Signage & Graphics - Rms. 102 & 103	9.00 ea	1,269.93 /ea	11,429	Revised 5-31-05
		Signage & Graphics, Inter	1.00 ls	19,366.48 /ls	19,366	
	10530	Canopies				
		Awnings	800.00 sf	37.04 /sf	29,632	
		Canopies	1.00 ls	29,631.77 /ls	29,632	
	10910	FRP Panels				
		FRP Panels	1.00 ls	12,699.33 /ls	12,699	
		FRP Panels	1.00 ls	12,699.33 /ls	12,699	
		SPECIALTIES	1.00 ls	81,804.85 /ls	81,805	
11000		EQUIPMENT				
	11061	Theater & Stage Equipment				



Webcor Builders

Budget Update 6-21-05

6/21/2005

Group	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
11061		Theater & Stage Equipment				
		<i>Ticket Machine</i>	<i>ea</i>	<i>/ea</i>		NIC
		<i>Theater Seating - Allowance</i>	<i>ea</i>	<i>/ea</i>		Deleted 5-9-05
		<i>Projection Room Equipment</i>	<i>ls</i>	<i>/ls</i>		NIC
		<i>Stage Curtain</i>	<i>sf</i>	<i>/sf</i>		Deleted 5-31-05
		Fire Curtain At Stage	1.00 ls	84,662.19 /ls	84,662	
		Repair Existing Stage Curtain	1.00 ls	21,165.55 /ls	21,166	Revised 5-31-05
		<i>Speaker/Sound System Allowance</i>	<i>ls</i>	<i>/ls</i>		NIC
		Repair Existing Stage Curtain Rigging	1.00 ls	6,878.80 /ls	6,879	
		<i>Stage Curtain Rigging</i>	<i>ls</i>	<i>/ls</i>		Deleted 5-31-05
		Repair and Fire Treat Painted Valance at Stage	1.00 ls	10,582.78 /ls	10,583	Added 5-9-05
		Theater & Stage Equipment	1.00 ls	123,289.32 /ls	123,289	
		EQUIPMENT	1.00 ls	123,289.32 /ls	123,289	
12000		FURNISHINGS				
12384		Signboard				
		<i>Custom Illuminated Box Office Signage</i>	<i>140.00 sf</i>	<i>/sf</i>		Deleted 5-9-05
12670		Entry Mats & Frames				
		Recessed Entry Mats at Vestibule - Rm. 100	2.00 ea	1,322.85 /ea	2,646	
		Entry Mats & Frames	1.00 ls	2,645.69 /ls	2,646	
		FURNISHINGS	1.00 ls	2,645.69 /ls	2,646	
13000		SPECIAL CONSTRUCTION				
13015		Stage Equipment				
		<i>Movable Theater Screen, Sound Assembly. Etc.</i>	<i>ls</i>	<i>/ls</i>		NIC
13025		Acoustic Treatment				
		Acoustical Light Cove Cover	360.00 lf	15.87 /lf	5,715	Revised 5-31-05
		Acoustic Treatment	1.00 ls	5,714.70 /ls	5,715	
		SPECIAL CONSTRUCTION	1.00 ls	5,714.70 /ls	5,715	



Webcor Builders

Budget Update 6-21-05

6/21/2005

Group	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
14000		CONVEYING SYSTEMS				
	14420	Wheelchair Lifts				
		Wheelchair Lifts	1.00 ea	26,456.94 /ea	26,457	
		Wheelchair Lifts	1.00 ls	26,456.94 /ls	26,457	
		CONVEYING SYSTEMS	1.00 ls	26,456.94 /ls	26,457	
15000		MECHANICAL				
	15300	Fire Sprinklers				
		Fire Sprinkler System	1.00 ls	529,138.73 /ls	529,139	
		Fire Sprinkler System Fire Pump	ea	/ea		Deleted 5-31-05
		EBMUD Connection Fees	1.00 ls	56,088.70 /ls	56,089	Allowance. Revised 5-31-05
		Fire Sprinklers	1.00 ls	585,227.43 /ls	585,227	
	15400	Plumbing				
		Plumbing System	1.00 ls	115,379.76 /ls	115,380	Revised 5-31-05
		Replace Sump Pump - Exterior	2.00 ea	4,000.29 /ea	8,001	
		Plumbing Fixtures	15.00 fix	6,171.88 /fix	92,578	
		Plumbing System - Concession - Rough In	1.00 ls	21,601.56 /ls	21,602	
		Refurbish Existing Fixtures - Rm. 104	12.00 ea	2,514.47 /ea	30,174	
		Refurbish Existing Fixtures - Rm. 305	10.00 ea	2,514.47 /ea	25,145	
		New Lavatories	2.00 ea	4,343.17 /ea	8,686	
		Refurbish Janitor's Sink - Rm. 208	1.00 ea	2,514.47 /ea	2,514	
		Plumbing System - Concession - Trim	1.00 ls	/ls		Deleted 6-7-05 per SL
		Tunnel Sump Pumps w/ Ext'r Discharge	5.00 ea	3,386.49 /ea	16,932	Revised 5-31-05
		Refurbish Existing Drinking Fountain	2.00 ea	1,028.65 /ea	2,057	
		Water Heaters	3.00 ea	2,857.35 /ea	8,572	Toilets and concession
		Plumbing	1.00 ls	331,640.88 /ls	331,641	
	15500	HVAC				
		HVAC System Install & Misc	1.00 ls	264,569.37 /ls	264,569	
		Air Conditioning Add	1.00 ls	/ls		Deleted 6-7-05
		Rework Ductwork At Balcony Shear Wall	1.00 ls	52,913.86 /ls	52,914	
		HVAC Unit per Trane Quote w/ Tax	1.00 ls	44,447.65 /ls	44,448	
		Exhaust Systems	9.00 ea	6,878.80 /ea	61,909	
		Insulate Existing Ductwork	1.00 ls	26,456.93 /ls	26,457	Allowance
		Piping, bracing and supports for Trane System	1.00 ls	21,165.55 /ls	21,166	Allowance, Added 5-31-05



Webcor Builders

Budget Update 6-21-05

6/21/2005

Group	Phase	Description	Takeoff/ Quantity	Total Cost/Unit	Total Amount	Notes
15500	HVAC					
		<i>Fabric Ductwork - Tunnels (Add to Base System)</i>	<i>ls</i>	<i>/ls</i>		<i>Deleted 5-31-05</i>
		Fan Powerbox with Electric Heat	1.00 ea	6,878.81 /ea	6,879	Vestibule 100 & ticket Office 101
	HVAC		1.00 ls	478,341.41 /ls	478,341	
15510	HVAC Testing & Balancing					
		HVAC Testing & Balancing	1.00 ls	15,836.66 /ls	15,837	Allowance
	HVAC Testing & Balancing		1.00 ls	15,836.66 /ls	15,837	
	MECHANICAL		1.00 ls	1,411,046.38 /ls	1,411,046	
16000	ELECTRICAL					
16100	Electrical					
		Repair Neon Lighting	1.00 ls	55,030.43 /ls	55,030	
		Chandelier - Relamp and Make Operational	1.00 ea	4,952.74 /ea	4,953	
		Chandelier - Provide New Neon System	1.00 ea	2,751.52 /ea	2,752	
		Clean, Make Operational & Install light Fixtures - Rm. 110	3.00 ea	2,421.34 /ea	7,264	
		Clean, Make Operational & Install light Fixtures - Rm. 110	12.00 ea	550.31 /ea	6,604	
		Provide New Downlights in Corners of Niches - Rm. 110	24.00 ea	495.27 /ea	11,887	
		Clean & Make Operational - Chandelier - Rm. 110	1.00 ea	1,705.94 /ea	1,706	
		Clean & Make Light Fixtures OperationalOperational - Rm. 100	5.00 ea	275.15 /ea	1,376	
		Clean & Make Operational - Foot Lights - Rm. 111	48.00 lf	27.52 /lf	1,321	
		Reproduce Pendant Light Fixtures - Rm. 110	2.00 ea	5,503.05 /ea	11,006	
		Clean & Make Operational - Recessed Light Fixture - Rm. 108	2.00 ea	550.31 /ea	1,101	other 2 fixtures to remain dark.
		Clean And Relamp Historic Light Fixtures	4.00 ea	275.15 /ea	1,101	
		Reproduce Historic Light Fixtures	2.00 ea	3,852.13 /ea	7,704	
		Electrical System Repair and Upgrade	1.00 ls	605,334.70 /ls	605,335	
		Relamp Marquee Lighting	580.00 ea	24.21 /ea	14,044	
		Electrical System Concession - Rough In	1.00 ls	15,598.92 /ls	15,599	
		Electrical Service to Ticket Machine	2.00 ea	632.85 /ea	1,266	
		Power Strip on Walls Of Game Room	1.00 ls	2,751.52 /ls	2,752	
		Shadow Box	1.00 ls	1,650.91 /ls	1,651	
		Clean & Make Operational - Recessed Light Fixture - Rm. 108	2.00 ea	550.31 /ea	1,101	other 2 fixtures to remain dark.
		Lighting in Rms.201, 204, 207, 208, & 209	5.00 rms	1,981.10 /rms	9,905	
		Electrical Service to HVAC Upgrade	1.00 ls	17,059.43 /ls	17,059	Feeders sized for AC installed in Base Project. Final Connections and start up
		Electrical Service to Ticket Office	1.00 ls	3,929.18 /ls	3,929	
		Electrical System Concession - Trim	1.00 ls	/ls		Deleted 6-7-05 per SL



Webcor Builders

Budget Update 6-21-05

6/21/2005

Group	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
16100	Electrical					
		Temporary Power Service for Construction	1.00 ls	55,030.42 /ls	55,030	
		Reproduce Pendant Fixtures - Rm. 103	2.00 ea	10,455.79 /ea	20,912	
		Clean & Relamp Torchieres - Rm. 103	2.00 ea	6,053.35 /ea	12,107	
		Fire Pump Service From Main Switchgear	1.00 ls			Deleted 5-31-05
		Electrical	1.00 ls	874,491.83 /ls	874,492	
16105	Temporary Power					
		Temporary Power Consumption	8.31 mnth	/mnth		NIC, By Owner or Landlord
		Temp Telephone Installation	1.00 ea	2,101.56 /ea	2,102	
		Temporary Power	1.00 ls	2,101.56 /ls	2,102	
16740	Telecommunication System					
		Payphone Conduit & Cable Only	2.00 ea	264.57 /ea	529	
		Data Connection in Game Room	1.00 ea	476.22 /ea	476	
		Tele/Data for Ticket Office	1.00 ls	899.54 /ls	900	
		Telecommunication System	1.00 ls	1,904.90 /ls	1,905	
ELECTRICAL			1.00 ls	878,498.29 /ls	878,498	
18000	MISCELLANEOUS EXPENSES					
18050	Pre-Construction Services					
		Pre-Construction Services	1.00 ls	47,284.98 /ls	47,285	
		Pre-Construction Services	1.00 ls	47,284.98 /ls	47,285	
18110	Project Close-Out					
		Project Close Out	2.00 wks	5,253.89 /wks	10,508	
		Project Close-Out	1.00 ls	10,507.78 /ls	10,508	
18150	Hazardous Mat.'s Training					
		Hazardous Materials Training	1.00 ls	2,626.94 /ls	2,627	
		Hazardous Mat.'s Training	1.00 ls	2,626.94 /ls	2,627	
18625	Blueprint Expenses					
		Blueprint Expenses	1.00 ls	26,269.44 /ls	26,269	ALLOWANCE



Webcor Builders

Budget Update 6-21-05

6/21/2005

Group	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
		Blueprint Expenses	1.00 ls	26,269.44 /ls	26,269	
18750	Testing & Inspection					
	Testing & Inspection		<u>1.00 ls</u>	<u>10,507.77 /ls</u>	<u>10,508</u>	ALLOWANCE
	Testing & Inspection		1.00 ls	10,507.77 /ls	10,508	
18775	Surveying					
	Surveying, NIC		ls	/ls		NIC, By Owner
18800	Guard Service					
	Guard Service, NIC		wks	/wks		NIC, By Owner
18900	Final Clean Up					
	Final Clean-Up		<u>30,000.00 sf</u>	<u>0.42 /sf</u>	<u>12,666</u>	
	Final Clean Up		1.00 ls	12,665.58 /ls	12,666	
		MISCELLANEOUS EXPENSES	1.00 ls	109,862.49 /ls	109,862	
19000	CONTINGENCY					
19100	Construction Contingency					
	Construction Contingency		ls	/ls		To be carried separately by Owner
22000	INS, BONDS, TAXES, FEES					
22100	Builder's Risk Insurance					
	Builder's Risk Insurance		<u>1.00 ls</u>	<u>10,507.78 /ls</u>	<u>10,508</u>	ALLOWANCE
	Builder's Risk Insurance		1.00 ls	10,507.78 /ls	10,508	
22200	Liability Insurance					
	Liability Insurance		<u>1.00 ls</u>	<u>61,758.05 /ls</u>	<u>61,758</u>	
	Liability Insurance		1.00 ls	61,758.05 /ls	61,758	
22475	Prime Contract Bond					
	Prime Contract Bond		1.00 ls	38,568.79 /ls	38,569	



Webcor Builders

Budget Update 6-21-05

6/21/2005

Group	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
		Prime Contract Bond	1.00 ls	38,568.79 /ls	38,569	
22600	Permits & Fees	Building Permit Fees	ls	/ls		NIC, By Owner
		INS, BONDS, TAXES, FEES	1.00 ls	110,834.62 /ls	110,835	
23000		DISTRIBUTED SUB COSTS				
23100	Safety					
		Job Site Safety, Conc Structure	9.00 mos	3,677.72 /mos	33,099	
		Safety Manager	2.00 mos	16,524.95 /mos	33,050	
		Safety	1.00 ls	66,149.38 /ls	66,149	
23300	Progressive Clean Up					
		Chandeller - Clean	1.00 ls	2,626.94 /ls	2,627	
		Progressive Construction Clean-Up	30,000.00 sf	0.53 /sf	15,762	
		Progressive Clean Up	1.00 ls	18,388.61 /ls	18,389	
23400	Debris Boxes					
		Debris Boxes	36.00 ea	441.33 /ea	15,888	
		Debris Boxes	1.00 ls	15,887.75 /ls	15,888	
23500	Protection of Finishes					
		Protection of Finishes	30,000.00 sf	0.16 /sf	4,729	Allowance
		Protection of Finishes	1.00 ls	4,728.50 /ls	4,729	
		DISTRIBUTED SUB COSTS	1.00 ls	105,154.24 /ls	105,154	
24000		JOB EQUIPMENT				
24063	Temporary Equipment					
		Compressors	1.00 mnth	472.85 /mnth	473	
		Forklift	2.00 mnth	1,576.17 /mnth	3,152	
		Temporary Equipment	1.00 mos	3,625.18 /mos	3,625	



Webcor Builders **Budget Update 6-21-05**

6/21/2005

Group	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
24065		Equipment & Tools				
		Miscellaneous Rentals	2.00 mnth	788.09 /mnth	1,576	
		Small Tools	10.00 mnth	262.69 /mnth	2,627	
		Equipment & Tools	1.00 mos	4,203.11 /mos	4,203	
JOB EQUIPMENT			1.00 ls	7,828.29 /ls	7,828	

Estimate Totals

7,090,370

7,090,370

Total 7,090,370

204.028 /sf

**ALAMEDA CIVIC
Parking Structure
Alameda, California**

Conceptual Estimate

<u>DIVISION</u>	<u>TOTAL</u>	<u>% of COST</u>
DIVISIONS 0 & 1 - GENERAL CONDITIONS	\$1,518,933	20.31%
DIVISION 2 - SITEWORK	\$547,055	7.32%
DIVISION 3 - CONCRETE	\$3,065,315	40.99%
DIVISION 4 - MASONRY	\$52,000	0.70%
DIVISION 5 - METAL	\$647,475	8.66%
DIVISION 6 - WOOD & PLASTICS	\$0	0.00%
DIVISION 7 - THERMAL and MOISTURE PROTECTION	\$123,025	1.65%
DIVISION 8 - DOORS & WINDOWS	\$750	0.01%
DIVISION 9 - FINISHES	\$244,263	3.27%
DIVISION 10 - SPECIALTIES	\$139,950	1.87%
DIVISION 11 - EQUIPMENT	\$124,500	1.67%
DIVISION 12 - FURNISHINGS	\$0	0.00%
DIVISION 13 - SPECIAL CONSTRUCTION	\$0	0.00%
DIVISION 14 - CONVEYING SYSTEMS	\$300,000	4.01%
DIVISION 15 - MECHANICAL	\$303,308	4.06%
DIVISION 16 - ELECTRICAL	\$410,725	5.49%
Probable Construction Cost	\$7,477,298	
10% Contingency	\$822,503	
Conceptual Estimate	\$8,299,801	

ANALYSIS

	<u>Unit</u>	<u>Unit Cost</u>
Total Square Footage	118,440 sf	\$63.13/sf
Total Elevated Deck Area	100,000 sf	\$74.77/sf
Total Number of Stalls	350 stalls	\$23,713.72/stall
Total Post-Tensioning	87,500 lbs	0.88 lbs/sf
Total Reinforcement	828,000 lbs	8.28 lbs/sf
Total Concrete	5,225 cy	16.93 in/sf

ALAMEDA CIVIC

Parking Structure

Alameda, California

Conceptual Estimate

DIVISIONS 0 & 1 - GENERAL CONDITIONS

\$1,518,933

<u>Section</u>	<u>Title</u>	
	Sub Contractor Bond Cost	\$89,375
	General Contractor Bonds	\$60,477
	Supervision & Overhead	\$595,837
	Design Cost	\$350,000
	Profit	\$423,243

DIVISION 2 - SITEWORK

\$547,055

<u>Section</u>	<u>Title</u>	
02072	Excavation of Contaminated Soils	\$50,000
02200	Clearing & Crubbing	\$66,500
02314	Mass Excavation	\$100,000
02315	Excavation	\$113,750
02316	Backfill	\$34,475
02317	Trenching	\$7,500
02440	Fencing	\$0
02500	Paving	\$22,500
02528	Concrete Sidewalk	\$56,480
02600	Striping	\$21,750
02635	Storm Drain System	\$12,500
02640	Sanitary Sewer System	\$10,250
02715	Water Main Connection	\$14,250
02721	Aggregate Base Rock	\$12,600
02810	Irrigation	\$7,500
02900	Landscaping	\$17,000

DIVISION 3 - CONCRETE

\$3,065,315

<u>Section</u>	<u>Title</u>	
03100	Concrete Formwork	\$1,098,440
03200	Concrete Reinforcement	\$748,350
03300	Cast in Place Concrete	\$834,775
03365	Post Tensioning	\$148,750
03370	Crack Repair	\$10,000
03450	Archtectural Precast	\$225,000

DIVISION 4 - MASONRY

\$52,000

<u>Section</u>	<u>Title</u>	
04220	Concrete Masonry Units	\$52,000

DIVISION 5 - METAL

\$647,475

<u>Section</u>	<u>Title</u>	
05120	Structural Steel	\$361,250
05310	Metal Decking	\$2,750
05400	Light Gage Framing	\$19,125
05500	Metal Fabrications	\$264,350

DIVISION 6 - WOOD & PLASTICS

\$0

<u>Section</u>	<u>Title</u>	
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ALAMEDA CIVIC

Parking Structure

Alameda, California

Conceptual Estimate

DIVISION 7 - THERMAL and MOISTURE PROTECTION **\$123,025**

<u>Section</u>	<u>Title</u>	
07130	Waterproofing	\$26,500
07500	Roofing Membranes	\$11,025
07600	Flashing & Sheetmetal	\$10,000
07725	Roof Hatches	\$500
07900	Joints & Sealants	\$75,000

DIVISION 8 - DOORS & WINDOWS **\$750**

<u>Section</u>	<u>Title</u>	
08100	Metal Doors & Frames	\$500
08710	Door Hardware	\$250

DIVISION 9 - FINISHES **\$244,263**

<u>Section</u>	<u>Title</u>	
09250	Gypsum Board	\$35,125
09260	Exterior Insulation Facing System	\$27,000
09275	Plaster	\$27,688
09300	Tile	\$7,500
09900	Painting	\$146,950

DIVISION 10 - SPECIALTIES **\$139,950**

<u>Section</u>	<u>Title</u>	
10200	Louvers	\$350
10400	Signage	\$125,000
10500	Bike Storage	\$9,300
10522	Fire Extinguishers	\$4,800
10600	Mirrors	\$500

DIVISION 11 - EQUIPMENT **\$124,500**

<u>Section</u>	<u>Title</u>	
11150	Parking Equipment	\$124,500

DIVISION 12 - FURNISHINGS **\$0**

<u>Section</u>	<u>Title</u>
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ALAMEDA CIVIC

Parking Structure

Alameda, California

Conceptual Estimate

DIVISION 13 - SPECIAL CONSTRUCTION

\$0

<u>Section</u>	<u>Title</u>
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13020	Parking Attendant Booth
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\$0

DIVISION 14 - CONVEYING SYSTEMS

\$300,000

<u>Section</u>	<u>Title</u>
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14200	Elevators
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\$300,000

DIVISION 15 - MECHANICAL

\$303,308

<u>Section</u>	<u>Title</u>
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15300	Fire Protection
-------	-----------------

\$250,858

15400	Plumbing
-------	----------

\$42,500

15430	Plumbing Fixtures
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\$7,450

15500	HVAC
-------	------

\$2,500

DIVISION 16 - ELECTRICAL

\$410,725

<u>Section</u>	<u>Title</u>
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16000	Electrical General
-------	--------------------

\$6,500

16070	Hangers & Supports
-------	--------------------

\$4,000

16123	Wire & Cable
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\$64,375

16131	Conduit
-------	---------

\$96,600

16140	Wiring Devices
-------	----------------

\$10,750

16145	Fire Alarm Devices
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\$10,000

16231	Generator System
-------	------------------

\$0

16341	Switchgear
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\$74,000

16411	Enclosed Circuit Breakers
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\$13,000

16442	Switchboards
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\$0

16510	Luminaires & Accessories
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\$116,500

16612	Uninterruptible Power System
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\$15,000

ALAMEDA CIVIC**Parking Structure**

Alameda, California

Conceptual Estimate

<u>Description</u>	<u>Qty</u>	<u>Unit</u>	<u>Rate</u>	<u>Extention</u>	<u>Total</u>
02072 Excavation of Contaminated Soils					\$50,000
Allowance for Removal	1	LS	\$50,000.00	\$50,000	
02200 Clearing & Crubbing					\$66,500
Remove Exixting A/C	19,000	SF	\$2.50	\$47,500	
Clear Site	19,000	SF	\$1.00	\$19,000	
02314 Mass Excavation					\$100,000
Dewatering	1	LS	\$50,000.00	\$50,000	
Mass Excavation	2,000	CY	\$25.00	\$50,000	
02315 Excavation					\$113,750
Elevator Pits	50	CY	\$25.00	\$1,250	
Recompact Soils	1	LS	\$75,000.00	\$75,000	
Footing Excavation	1,500	CY	\$25.00	\$37,500	
02316 Backfill					\$34,475
Backfill at Footings	200	CY	\$35.00	\$7,000	
Backfill at Ramp	750	CY	\$35.00	\$26,250	
Backfill at Elevator	35	CY	\$35.00	\$1,225	
02317 Trenching					\$7,500
Trenching	150	LF	\$50.00	\$7,500	
02440 Fencing					\$0
Chain Link	0	LF	\$20.00	\$0	
02500 Paving					\$22,500
Conform Paving on Oak Street	1,500	SF	\$15.00	\$22,500	
02528 Concrete Sidewalk					\$56,480
Sidewalk & Curb	4,500	SF	\$12.00	\$54,000	
Driveway	40	SF	\$12.00	\$480	
Tree Wells	4	EA	\$500.00	\$2,000	
02600 Striping					\$21,750
Parking Stalls	350	EA	\$15.00	\$5,250	
Misc. Striping	1	LS	\$8,500.00	\$8,500	
Bike Lanes	1	LS	\$8,000.00	\$8,000	
02635 Storm Drain System					\$12,500
Piping	150	LF	\$50.00	\$7,500	
Connection	1	EA	\$5,000.00	\$5,000	
02640 Sanitary Sewer System					\$10,250
Piping	150	LF	\$35.00	\$5,250	
Connection	1	EA	\$5,000.00	\$5,000	

ALAMEDA CIVIC

Parking Structure

Alameda, California

Conceptual Estimate

02715 Water Main Connection					\$14,250
Domestic Water	150	LF	\$30.00	\$4,500	
Domestic Water Connection	1	EA	\$5,000.00	\$5,000	
Fire Water	150	LF	\$45.00	\$6,750	
Fire Water Connection	1	EA	\$7,500.00	\$7,500	
02721 Aggregate Base Rock					\$12,600
Aggregate Base at Parking Area	360	CY	\$35.00	\$12,600	
02810 Irrigation					\$7,500
Irrigation System	1	LS	\$7,500.00	\$7,500	
02900 Landscaping					\$17,000
Trees	4	EA	\$3,000.00	\$12,000	???
Precast Planters	5	EA	\$600.00	\$3,000	
Plants	1	LS	\$2,000.00	\$2,000	
03100 Concrete Formwork					\$1,098,440
Foundation	350	SF	\$10.00	\$3,500	
Slab On Grade	100	SF	\$7.50	\$750	
Columns	14,400	SF	\$7.50	\$108,000	
Shear Walls	25,000	SF	\$5.00	\$125,000	
Pilasters	6,500	SF	\$7.50	\$48,750	
Basement Walls	7,500	SF	\$7.50	\$56,250	
Elevated Slabs	100,000	SF	\$5.00	\$500,000	
Elevated Beams	6,100	LF	\$27.50	\$167,750	
Elevated Girders	300	LF	\$27.50	\$8,250	
Stair Beams	416	LF	\$27.50	\$11,440	
Exterior Beams	2,500	LF	\$27.50	\$68,750	
03200 Concrete Reinforcement					\$748,350
Foundation	45,000	LB	\$0.95	\$42,750	
Slab on Grade	30,000	LB	\$0.80	\$24,000	
Columns	78,000	LB	\$0.95	\$74,100	
Shear Walls	125,000	LB	\$0.90	\$112,500	
Pilasters	35,000	LB	\$0.90	\$31,500	
Basement Walls	30,000	LB	\$0.90	\$27,000	
Elevated Slabs	200,000	LB	\$0.90	\$180,000	
Elevated Beams	200,000	LB	\$0.90	\$180,000	
Elevated Girders	20,000	LB	\$0.90	\$18,000	
Stair Beams	15,000	LB	\$0.90	\$13,500	
Exterior Beams	50,000	LB	\$0.90	\$45,000	

ALAMEDA CIVIC

Parking Structure

Alameda, California

Conceptual Estimate

03300 Cast in Place Concrete					\$834,775
Foundation	1,200	CY	\$145.00	\$174,000	
Slab on Grade	300	CY	\$155.00	\$46,500	
Columns	300	CY	\$155.00	\$46,500	
Shear Walls	700	SF	\$155.00	\$108,500	
Pilasters	125	CY	\$155.00	\$19,375	
Basement Walls	140	CY	\$155.00	\$21,700	Add Curbs
Elevated Slabs	1,500	CY	\$170.00	\$255,000	
Elevated Beams	550	CY	\$170.00	\$93,500	
Elevated Girders	50	CY	\$170.00	\$8,500	
Stair Beams	50	CY	\$170.00	\$8,500	
Exterior Beams	310	CY	\$170.00	\$52,700	
03365 Post Tensioning					\$148,750
Elevated Slabs	33,000	LB	\$1.70	\$56,100	
Elevated Beams	50,000	LB	\$1.70	\$85,000	
Elevated Girders	4,500	LB	\$1.70	\$7,650	
03370 Crack Repair					\$10,000
Epoxy Crack Repair	1	LS	\$10,000.00	\$10,000	
03450 Architectural Precast					\$225,000
Precast at Oak Street	2,300	SF	\$75.00	\$172,500	
Precast at Santa Clara	3,000	SF	\$75.00	\$225,000	
04220 Concrete Masonry Units					\$52,000
CMU Full Height Walls	800	SF	\$20.00	\$16,000	
Railing Wall CMU	1,500	SF	\$20.00	\$30,000	
Walls at Oak Street	300	SF	\$20.00	\$6,000	
05120 Structural Steel					\$361,250
Elevator Hoist & Spreader Beams	2,000	LB	\$2.50	\$5,000	
Elevator Roof Framing	7,500	LB	\$2.50	\$18,750	
Elevator Housing Floor	15,000	LB	\$2.50	\$37,500	
Tubes at Front Façade	20,000	LB	\$2.50	\$50,000	
Steel for Stair Towers	100,000	LB	\$2.50	\$250,000	
05310 Metal Decking					\$2,750
Metal Decking at Elevator Roof	200	SF	\$5.00	\$1,000	
Metal Decking at Stair 1	350	SF	\$5.00		
Metal Decking at Stair 2	350	SF	\$5.00	\$1,750	
05400 Light Gage Framing					\$19,125
Framing at Elevator Shafts	3,250	SF	\$2.50	\$8,125	
Framing of Stair Tower 1	1,500	SF	\$2.50	\$3,750	
Framing of Stair Tower 2	1,500	SF	\$2.50	\$3,750	
Framing of Front Façade	1,000	SF	\$3.50	\$3,500	

ALAMEDA CIVIC

Parking Structure

Alameda, California

Conceptual Estimate

05500 Metal Fabrications					\$264,350
Ladders at Elevator Pits	1	EA	\$1,500.00	\$1,500	
Handrails	650	LF	\$35.00	\$22,750	
Cable Rails	780	LF	\$50.00	\$39,000	
Exterior Bollards	0	EA	\$150.00	\$0	
Steel Canopies	6	EA	\$4,000.00	\$24,000	
Interior Bollards	14	EA	\$150.00	\$2,100	
Metal Stairs	10	EA	\$17,500.00	\$175,000	
06400 Wood & Plastics					\$0
N/A					
07130 Waterproofing					\$26,500
Elevator Pit Walls	300	SF	\$5.00	\$1,500	
Exterior Basement Walls	4,000	SF	\$5.00	\$20,000	
Interior Basement Walls	1,000	SF	\$5.00	\$5,000	
07500 Roofing Membranes					\$11,025
Roofing at Elevators	200	SF	\$12.25	\$2,450	
Roofing at Stair 1	350	SF	\$12.25	\$4,288	
Roofing at Stair 2	350	SF	\$12.25	\$4,288	
07600 Flashing & Sheetmetal					\$10,000
Allowance	1	LS	\$10,000.00	\$10,000	
07725 Roof Hatches					\$500
Roof Hatches at Elevator	1	EA	\$500.00	\$500	
07900 Joints & Sealants					\$75,000
Closure Pours	1	LS	\$25,000.00	\$25,000	
Misc. Joints	1	LS	\$25,000.00	\$25,000	
Precast Joints	1	LS	\$25,000.00	\$25,000	
08100 Metal Doors & Frames					\$500
Metals Doors & Frames	1	EA	\$500.00	\$500	
08710 Door Hardware					\$250
Door Hardware	1	EA	\$250.00	\$250	
09250 Gypsum Board					\$35,125
Gyp Board at Elevator	6,500	SF	\$2.25	\$14,625	
Gyp Board at Stair Tower 1	3,000	SF	\$2.25	\$6,750	
Gyp Board at Stair Tower 2	3,000	SF	\$2.25	\$6,750	
Gyp Board at Front Façade	2,000	SF	\$3.50	\$7,000	
09260 Exterior Insulation Facing System					\$27,000
EIFS on Oak Street Columns	1,500	SF	\$15.00	\$22,500	
EIFS on Santa Clara Street Columns	300	SF	\$15.00	\$4,500	

ALAMEDA CIVIC**Parking Structure**

Alameda, California

Conceptual Estimate

09275 Plaster					\$27,688
Plaster at Elevators	3,250	SF	\$3.75	\$12,188	
Plaster at Stair 1 Tower	1,500	SF	\$3.75	\$5,625	Plaster
Plaster at Stair 2 Tower	1,500	SF	\$3.75	\$5,625	
Plaster at Front Façade	1,000	SF	\$4.25	\$4,250	
09300 Tile					\$7,500
At Oak Street Base	300	SF	\$25.00	\$7,500	
09900 Painting					\$146,950
Underside of Slab	100,000	SF	\$0.75	\$75,000	
Beams	34,000	SF	\$0.75	\$25,500	
Columns	15,500	SF	\$0.75	\$11,625	
Shearwalls	25,000	SF	\$0.75	\$18,750	
CMU	2,600	SF	\$0.75	\$1,950	
Plaster	5,000	SF	\$0.75	\$3,750	
Front façade	1,000	SF	\$1.00	\$1,000	
Elevator Tower	6,500	SF	\$0.75	\$4,875	
Stair 1 Tower	3,000	SF	\$0.75	\$2,250	
Stair 2 Tower	3,000	SF	\$0.75	\$2,250	
10200 Louvers					\$350
Louvers at Elevators	2	EA	\$175.00	\$350	
10400 Signage					\$125,000
Allowance	1	LS	\$25,000.00	\$25,000	
Sign at Front	1	LS	\$100,000.00	\$100,000	
10500 Bike Storage					\$9,300
Bike Storage Lockers	9	EA	\$700.00	\$6,300	
Electronic Bike Lockers	0	EA	\$1,500.00	\$0	
Bike Rack	2	EA	\$1,500.00	\$3,000	
10522 Fire Extinguishers					\$4,800
Extinguisher & Cabinet	24	EA	\$200.00	\$4,800	
10600 Mirrors					\$500
Mirrors at Entry	2	EA	\$250.00	\$500	
11150 Parking Equipment					\$124,500
Pay per Stall	12	EA	\$6,000.00	\$72,000	
Sensors	350	EA	\$150.00	\$52,500	
Loop Detectors	0	LS	\$750.00	\$0	
13020 Parking Attendant Booth					\$0
Booths	0	EA	\$1,500.00	\$0	

ALAMEDA CIVIC**Parking Structure**

Alameda, California

Conceptual Estimate

14200 Elevators					\$300,000
6 Level Hydro Elevator	2	LS	\$150,000.00	\$300,000	
15300 Fire Protection					\$250,858
Sprinkler @ Parking Area	118,440	SF	\$1.50	\$177,660	
Sprinklers in Stairs	2,000	SF	\$1.95	\$3,900	
Wet Standpipe System	118,440	SF	\$0.45	\$53,298	
Fire Pump	1	EA	\$10,000.00	\$10,000	
Fireman Connections	2	EA	\$3,000.00	\$6,000	
15400 Plumbing					\$42,500
Hose Bibbs at Parking Area	500	LF	\$35.00	\$17,500	
Storm Water Drainage	500	LF	\$50.00	\$25,000	
15430 Plumbing Fixtures					\$7,450
Hose Bibis	30	EA	\$15.00	\$450	
Sump Pumps at Elevator Pits	2	EA	\$3,500.00	\$7,000	
Sand Oil Separator	0	EA	\$25,000.00	\$0	
15500 HVAC					\$2,500
Fan at Elevator Machine Rooms	1	EA	\$2,500.00	\$2,500	
16000 Electrical General					\$6,500
Electrical Hookup	1	LS	\$4,000.00	\$4,000	
Telephone Hookup	1	LS	\$2,500.00	\$2,500	
16070 Hangers & Supports					\$4,000
Allowance	1	LS	\$4,000.00	\$4,000	
16123 Wire & Cable					\$64,375
Wire for Lighting	24,000	LF	\$1.25	\$30,000	
Wire for Elevator Power	1,000	LF	\$1.25	\$1,250	
Wire for Misc. Power	7,500	LF	\$1.25	\$9,375	
Wire for Telephone	1,000	LF	\$1.25	\$1,250	
Wire for Data Pay per Stall	6,000	LF	\$1.25	\$7,500	
Wire for Power Pay per Stall	6,000	LF	\$1.25	\$7,500	
Wire for Fire Alarm System	6,000	LF	\$1.25	\$7,500	
16131 Conduit					\$96,600
Conduit for Lighting	8,000	LF	\$6.00	\$48,000	
Conduit for Elevator Power	300	LF	\$6.00	\$1,800	
Conduit for Misc. Power	1,500	LF	\$6.00	\$9,000	
Conduit for Telephone	300	LF	\$6.00	\$1,800	
Conduit for Data Pay per Stall	2,000	LF	\$6.00	\$12,000	
Conduit for Power Pay per Stall	2,000	LF	\$6.00	\$12,000	
Conduit for Fire Alarm System	2,000	LF	\$6.00	\$12,000	
16140 Wiring Devices					\$10,750

ALAMEDA CIVIC**Parking Structure**

Alameda, California

Conceptual Estimate

Allowance	1	LS	\$10,000.00	\$10,000	
Exit Alarm	1	LS	\$750.00	\$750	
16145 Fire Alarm Devices					\$10,000
Allowance	1	LS	\$10,000.00	\$10,000	
16231 Generator System					\$0
75 KV Generator	0	LS	\$0.00	\$0	
Transfer System	0	LS	\$0.00	\$0	
Fuel System	0	LS	\$0.00	\$0	
16341 Switchgear					\$74,000
Vault Allowance	1	LS	\$20,000.00	\$20,000	
800 Amp Meter	1	LS	\$15,000.00	\$15,000	
750 KVA Step Down Transformer	1	LS	\$36,000.00	\$36,000	
30 KVA Transformer	1	LS	\$3,000.00	\$3,000	
16411 Enclosed Circuit Breakers					\$13,000
100 AMP Power Panels	4	LS	\$2,000.00	\$8,000	
Circuit Breakers	1	LS	\$5,000.00	\$5,000	
16442 Switchboards					\$0
Allowance	0	LS	\$1,500.00	\$0	
16510 Luminaires & Accessories					\$116,500
Lights at Parking Area	250	EA	\$300.00	\$75,000	
Exit Lighting	48	EA	\$125.00	\$6,000	
Roof Lights	12	EA	\$450.00	\$5,400	
Stair Tower Lighting	24	EA	\$150.00	\$3,600	
Elevator Lobby Lights	12	EA	\$250.00	\$3,000	
Access Lighting	10	EA	\$350.00	\$3,500	
Exterior Lighting	1	LS	\$10,000.00	\$10,000	
Exterior Sign	2	LS	\$5,000.00	\$10,000	
16612 Uninterruptible Power System					\$15,000
UPS System	1	EA	\$15,000.00	\$15,000	

ALAMEDA CIVIC

Parking Structure

Alameda, California

Conceptual Estimate

Table 1
Updated Use of Funds Comparison for Downtown Theater Project

Use of Funds	Total Budget 11/3/2005 ⁽¹⁾	Total Budget 2/21/2006	Difference	Notes
<u>Parking Garage</u> ⁽²⁾				
Land Acquisition	\$850,000	\$811,000	(\$39,000)	Actual Cost
Construction Costs	\$6,821,000	\$8,300,000	\$1,479,000	Includes Architect of Record Services; included under "Other Costs" in previous budgets
Other Costs/Contingency	<u>\$2,908,000</u>	<u>\$2,196,000</u>	<u>(\$712,000)</u>	Excludes Architect of Record Services; included under "Construction Costs" in current budget
Subtotal	\$10,579,000	\$11,307,000	\$728,000	
<u>Cineplex</u>				
Public Contribution	\$2,800,000	\$2,800,000		
Hazardous Materials Clean-up	\$200,000	\$200,000		
Theater Connections	<u>\$675,000</u>	<u>\$675,000</u>		
Subtotal	\$3,675,000	\$3,675,000	\$0	
<u>Alameda Theater Rehabilitation</u>				
Land Acquisition & Relocation	\$2,500,000	\$2,500,000	\$0	
Rehabilitation Costs	\$7,090,000	\$7,373,600	\$283,600	Four percent cost inflation to account for time delay between cost estimate and bid opening
Other Costs/Contingency	<u>\$2,976,000</u>	<u>\$2,976,000</u>	<u>\$0</u>	
Subtotal	\$12,566,000	\$12,849,600	\$283,600	
TOTAL USE OF FUNDS	\$26,820,000	\$27,831,600	\$1,011,600	

(1) See 11/9/2005 Off-Agenda Report for description of updates to Alameda Theater and Cineplex components of Council-approved 11/16/2004 project budget and funding strategy.

(2) The 11/3/2005 parking garage budget is based on the estimate included in the Council-approved 11/16/2004 project budget and funding strategy.

Table 2
Updated Source and Use of Funds for Downtown Theater Project

Item	Total Budget	2002 BWIP Bonds	2003 Merged Bonds	Parking Meter Fund	Section 108 HUD Funding
SOURCE OF FUNDS	\$29,002,921	\$500,000	\$19,802,921	\$1,700,000	\$7,000,000
USE OF FUNDS					
<u>Parking Garage</u>					
Land Acquisition	\$811,000	\$0	\$811,000	\$0	\$0
Construction Costs	\$8,300,000	\$0	\$1,300,000	\$0	\$7,000,000
Other Costs/Contingency	<u>\$2,196,000</u>	<u>\$0</u>	<u>\$496,000</u>	<u>\$1,700,000</u>	<u>\$0</u>
Subtotal	\$11,307,000	\$0	\$2,607,000	\$1,700,000	\$7,000,000
<u>Cineplex</u>					
Public Contribution	\$2,800,000	\$0	\$2,800,000	\$0	\$0
Hazardous Materials Clean-up	\$200,000	\$0	\$200,000	\$0	\$0
Theater Connections	<u>\$675,000</u>	<u>\$0</u>	<u>\$675,000</u>	<u>\$0</u>	<u>\$0</u>
Subtotal	\$3,675,000	\$0	\$3,675,000	\$0	\$0
<u>Alameda Theater Rehabilitation</u>					
Land Acquisition	\$2,500,000	\$0	\$2,500,000	\$0	\$0
Rehabilitation Costs	\$7,373,600	\$0	\$7,373,600	\$0	\$0
Other Costs/Contingency	<u>\$2,976,000</u>	<u>\$500,000</u>	<u>\$2,476,000</u>	<u>\$0</u>	<u>\$0</u>
Subtotal	\$12,849,600	\$500,000	\$12,349,600	\$0	\$0
TOTAL USE OF FUNDS	\$27,831,600	\$500,000	\$18,631,600	\$1,700,000	\$7,000,000
NET BALANCE/ PROJECT CONTINGENCY*	\$1,171,321	\$0	\$1,171,321	\$0	\$0

* As construction costs continue to increase every month, staff recommends that the CIC consider maintaining the net balance of \$1.2 million in 2003 merged bond funds as a contingency for the project until hard construction bids are received.

1/31/2006

Table 3
Expenditure Status Report on Updated Budget for Downtown Theater Project

Use of Funds	Total Budget 2/21/2006	Total Expended As of 3/1/2006	Percent Expended
<u>Parking Garage</u>			
Land Acquisition	\$811,000	\$811,000	100%
Construction Costs	\$8,300,000	\$0	0%
Other Costs/Contingency	<u>\$2,196,000</u>	<u>\$327,500</u>	15%
Subtotal	\$11,307,000	\$1,138,500	10%
<u>Cineplex</u>			
Public Contribution	\$2,800,000	\$0	0%
Hazardous Materials Clean-up	\$200,000	\$0	0%
Theater Connections	<u>\$675,000</u>	<u>\$0</u>	0%
Subtotal	\$3,675,000	\$0	0%
<u>Alameda Theater Rehabilitation</u>			
Land Acquisition & Relocation	\$2,500,000	\$1,585,500	63%
Rehabilitation Costs	\$7,373,600	\$0	0%
Other Costs/Contingency	<u>\$2,976,000</u>	<u>\$536,500</u>	18%
Subtotal	\$12,849,600	\$2,122,000	17%
TOTAL USE OF FUNDS	\$27,831,600	\$3,260,500	12%

3/7/2006

Table 4
Actual and Projected Design Expenditures for Downtown Theater Project

Item	Total	Notes
Design Expenditures		
Actual	\$1,062,659	Includes conceptual urban design planning not typically included in calculation of architectural fees; KTA design costs related to cineplex façade redesign; and expenses funded by annual tax increment, not bond proceeds.
Projected	<u>\$728,898</u>	Includes projected design expenses related to design-build contract and construction administration expenses for garage and theater.
Total Design Expenditures	\$1,791,557	
Construction Costs		
	\$15,323,600	Estimated construction costs for theater rehabilitation and parking garage only. Excludes City costs towards cineplex.
Design as % Construction	12%	

CITY OF ALAMEDA

Memorandum

OFF-AGENDA

To: Honorable Chair and
Members of the Community Improvement Commission

From: Debra Kurita
Executive Director

Date: November 9, 2005

Re: Update of Executive Director's Funding Strategy for Historic Theater
Rehabilitation, Cineplex, and Parking Garage

BACKGROUND

The Community Improvement Commission (CIC) on November 16, 2004 approved the staff-recommended funding plan for the \$24.7 million historic Alameda Theater, cineplex, and parking garage project ("the project"). This plan allocated \$24.7 million in City, CIC, and federal funds towards the implementation of the project including approximately \$9.5 million for the rehabilitation of the historic Alameda Theater, up to \$4.0 million to help offset the costs of the cineplex project, \$10.6 million for the parking garage, and approximately \$600,000 in additional contingency. The allocated funding sources included \$18.3 million in earmarked redevelopment tax increment bond funds, \$1.7 million in parking meter revenues, \$2.7 million of the \$7 million HUD Section 108 loan and \$2 million in uncommitted tax increment bond funds (see Attachment 1). This left \$4.3 million in available resources if the total Section 108 loan was utilized.

DISCUSSION

Staff recently completed final construction drawings for the historic Theater and prepared an updated cost estimate of the rehabilitation/restoration project. The updated cost estimate resulted in a \$1.8 million increase in construction costs for the rehabilitation of the historic Theater due to scope of work changes, resolution of technical issues, and general construction cost inflation. Additionally, costs associated with increased contingencies on those higher construction costs, construction management and inspector of record services, as well as additional specialized architecture and engineering services have contributed to increases in the historic Alameda Theater budget. As a result, the updated budget for the historic Theater component of the project is currently \$12.5 million, representing a \$3 million increase over the previous budget of \$9.5 million (see Attachment 2). This cost increase assumes replenishment of the construction contingency fund at 15 percent. The total cost of all three components of the project is now estimated at \$26.8 million.

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The increase in Theater costs requires an update of the approved funding strategy for the project. Accordingly, the updated funding strategy proposes allocating the full \$7 million HUD Section 108 loan to cover the current \$26.8 million project costs, which allows \$2.2 million in 2003 merged bond funds to be used for an additional project contingency (see Attachment 3). At this stage of the development process there is uncertainty about the construction cost of the garage due to potential cost inflation and resolution of technical issues as the garage design progresses from design development to construction drawings. Therefore, it is recommended that the additional contingency remain committed to the project until the City receives hard construction bids for both the parking garage and historic Theater restoration/rehabilitation. Staff will pursue formal approval of the updated funding strategy once final garage design decisions are completed and a detailed new garage cost estimate can be prepared.

BUDGET CONSIDERATION/FINANCIAL IMPACT

There is no impact to the General Fund with the use of any of the identified funding sources for this project. As proposed, the project revenues are estimated to be sufficient to cover the costs of this project.


RECOMMENDATION

This is for information only. However, as construction costs continue to increase every month, staff recommends that the CIC consider maintaining the additional \$2.2 million in 2003 merged bond funds as a contingency for the project until hard construction bids are received.

Respectfully submitted,



Leslie A. Little
Development Services Director



By: Dorene E. Soto
Manager, Business Development
Division



Jennifer E. Ott
Development Manager

DK/LAL/DES/JEO:rv

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Attachments

cc: City Manager
Assistant City Manager
City Attorney
City Clerk
Public Reference Binder

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FUNDING SOURCES OPTIONS SUMMARY

(Presented to the CIC on November 16, 2004)

I. SHORT TERM

Earmarked Bond Funds	
2002 BWIP	\$ 500,000
2003 Merged Area Bonds	\$ 17,802,921
Parking Meter Revenue Funds	\$ 1,700,000
Section 108 Loan	\$ 2,731,604
Uncommitted/Unallocated 2003 Merged Bond Funds	\$ 2,000,000
	<u>\$ 24,734,525</u>

II. POTENTIAL LONG TERM (available funds)

Earmarked Bond Funds	
2002 BWIP	\$ 500,000
2003 Merged Area Bonds	\$ 17,802,921
Parking Meter Revenue Funds	\$ 1,700,000
BEDI/Section 108 Loan	\$ 7,000,000
	<u>\$ 27,002,921</u>

Contingency: \$ 2,268,396

Attachment 2
Updated Use of Funds Comparison for Downtown Theater Project

Use of Funds	Total Budget 11/16/2004	Total Budget 11/3/2005	Difference	Notes
<u>Parking Garage</u>				
Land Acquisition	\$850,000	\$850,000		
Construction Costs	\$6,821,000	\$6,821,000		
Other Costs/Contingency	<u>\$2,908,000</u>	<u>\$2,908,000</u>		
Subtotal	\$10,579,000	\$10,579,000		No change; previous garage budget
<u>Cineplex</u>				
Public Contribution	see total	\$2,800,000		
Hazardous Materials Clean-up	see total	\$200,000		
Theater Connections	see total	<u>\$675,000</u>		
Subtotal	\$4,000,000	\$3,675,000	(\$325,000)	Updated budget per DDA
<u>Alameda Theater Rehabilitation</u>				
Land Acquisition & Relocation	\$2,500,000	\$2,500,000	\$0	
Rehabilitation Costs	\$5,282,000	\$7,090,370	\$1,808,370	Added alternatives approved by CIC; exit ramp; cost escalation
Other Costs/Contingency	<u>\$1,782,000</u>	<u>\$2,975,515</u>	<u>\$1,193,515</u>	Added Construction Management and specialized A&E; includes 15% contingency
Subtotal	\$9,564,000	\$12,565,885	\$3,001,885	
Contingency	\$592,000	\$0	(\$592,000)	Contingencies in updated budget included in "other costs" under each component
TOTAL USE OF FUNDS	\$24,735,000	\$26,819,885	\$2,084,885	

11/3/2005

Attachment 3
Updated Source and Use of Funds for Downtown Theater Project

Item	Total Budget	2002 BWIP Bonds	2003 Merged Bonds*	Parking Meter Fund	Section 108 HUD Funding
SOURCE OF FUNDS	\$29,002,921	\$500,000	\$19,802,921	\$1,700,000	\$7,000,000
USE OF FUNDS					
<u>Parking Garage</u>					
Land Acquisition	\$850,000	\$0	\$850,000	\$0	\$6,821,000
Construction Costs	\$6,821,000	\$0		\$1,700,000	\$179,000
Other Costs/Contingency	<u>\$2,908,000</u>	<u>\$0</u>	<u>\$1,029,000</u>	<u>\$1,700,000</u>	<u>\$7,000,000</u>
Subtotal	\$10,579,000	\$0	\$1,879,000		
<u>Cineplex</u>					
Public Contribution	\$2,800,000	\$0	\$2,800,000	\$0	\$0
Hazardous Materials Clean-up	\$200,000	\$0	\$200,000	\$0	\$0
Theater Connections	<u>\$675,000</u>	<u>\$0</u>	<u>\$675,000</u>	<u>\$0</u>	<u>\$0</u>
Subtotal	\$3,675,000	\$0	\$3,675,000	\$0	\$0
<u>Alameda Theater Rehabilitation</u>					
Land Acquisition	\$2,500,000	\$0	\$2,500,000	\$0	\$0
Rehabilitation Costs	\$7,090,370	\$0	\$7,090,370	\$0	\$0
Other Costs/Contingency	<u>\$2,975,515</u>	<u>\$500,000</u>	<u>\$2,475,515</u>	<u>\$0</u>	<u>\$0</u>
Subtotal	\$12,565,885	\$500,000	\$12,065,885	\$0	\$0
TOTAL USE OF FUNDS	\$26,819,885	\$500,000	\$17,619,885	\$1,700,000	\$7,000,000
NET BALANCE/ PROJECT CONTINGENCY	\$2,183,036	\$0	\$2,183,036	\$0	\$0

* As construction costs continue to increase every month, staff recommends that the CIC consider maintaining the net balance of \$2.2 million in 2003 merged bond funds as a contingency for the project until hard construction bids are received.

11/3/2005

I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Council of the City of Alameda in a regular meeting assembled on the _____ day of _____, 2006, by the following vote to wit:

AYES

NOES:

ABSENT:

ABSTENTIONS:

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the seal of said City this ____ day of _____, 2006.

Lara Weisiger, City Clerk
City of Alameda